LOT AREA:
3.96 ACRES±
TAX MAP 5 LOT 51-6

SOIL CLASS 140

ASSUMED FOUNDATION DRAINS

EXISTING 4 BEDROOM HOUSE WITH BASEMENT
FIRST FLOOR ELEV 58±
GARAGE SLAB EL 56±

DECK

EXISTING PAVED DRIVEWAY

SET PK EL 51.85

CRUSH/FILL EXIS TANK

EXIS SLEEVED WATER LINE

VERIFY LOCATION OF EXISTING L.F. REMOVE AS NOTED

PROP EXISTING BUILDING APARTMENT

5000SF

100' RADIUS

BUILDING SETBACK LINE

(WELL RADIUS PRECLUDED FROM DEVELOPMENT DUE TO BUILDING AND WETLAND SETBACKS)

TAX MAP 5 LOT 51-5B
N/F PAUL M. & JULIE C. HURRIE

TAX MAP 5 LOT 51-7
N/F JUDE A. & KRISTIN AUGUSTA

TAX MAP 5 LOT 51-8A
N/F COREY & JENNIFER CASH

N18°22'00"W 720.55'

S18°22'00"E 414.00'

BM#3 SET HUB EL 52.12

BM#2 SET HUB EL 50.00

BM#1 SET NAIL ROOT EL 52.54

TO BE LEVEL

PRIVATE PLAYHOUSE

GRADE TO PRESERVE VEHICLE ACCESS TO REAR OF LOT

BOULDERS

SOIL CLASS 140

WETLAND BOUNDARY AS SHOWN ON RCRD PLAN D29613

APPROX 50' BUFFER FROM HYDRIC B SOILS (TYP)

ESTIMATED POSSIBLE HYDRIC WITH MIKE GUIOMO AGREED THAT HYDRIC LIMIT IS ELEVATION DRIVEN

Command= 210-
Point#, Start#-End# or G#= 1-255

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
		02-06-2025		16:17:01		D:...\BMHOME16	
		50.00	sethub	1	5000.0000	5000.0000	
		52.12	sethub	2	5085.0477	5114.4126	TRA
		51.85	setpk	3	5112.0481	4935.2052	TRA
		53.36	tree	4	5077.8421	4998.3298	SS
		54.32	tank***	5	5090.8845	5024.6194	SS
		52.66	@endwll	6	5066.0842	4986.4950	SS
		53.55	corgar	7	5068.3885	4977.7077	SS
		53.71	corgar	8	5062.9136	4965.0287	SS
		50.93	corrtwll	9	5054.4551	4961.4833	SS
		46.91	tank	10	5045.3296	4937.6949	SS
		48.50	tank	11	5054.2021	4933.0892	SS
		50.12	edglwn	12	5043.9975	4959.1170	SS
		50.29	edglwn	13	5028.1964	4975.8576	SS
		50.45	edglwn	14	5018.0896	4985.4101	SS
		48.69	edglwn	15	4999.2891	4991.3793	SS
		48.19	edglwn	16	4982.6903	5010.5089	SS
		48.24	edglwn	17	4973.4643	5028.1837	SS
		48.67	edglwn	18	4974.8786	5049.6124	SS
		48.87	pi***	19	4977.4294	5061.9143	SS
		49.19	coredgln	20	4981.8128	5070.2334	SS
		49.69	edglwn**	21	4992.6329	5086.1054	SS
		50.45	edglwn**	22	5008.0325	5092.4316	SS
		50.22	edglwn**	23	5015.0398	5105.6751	SS
		52.54	bmsetnl*	24	5038.6683	5085.5137	SS
		52.21	15"tree	25	5036.1438	5091.7043	SS
		51.53	pit	26	5012.0597	5060.8056	SS
		52.86	lawn	27	5030.0957	5047.6400	SS
		53.22	lawn	28	5050.3515	5079.1757	SS
		52.56	lawn	29	5064.2100	5103.4650	SS
		51.57	topsb*	30	5081.4383	5141.6017	SS
		50.37	edglwn	31	5050.2079	5135.5076	SS
		49.60	edglwn**	32	5022.5481	5132.0081	SS
		51.26	lawn	33	5020.8646	5093.4388	SS
		50.40	lawn	34	4995.7113	5057.4100	SS
		50.61	lawn	35	4992.0993	5027.0915	SS
		52.88	lawn	36	5021.4042	5026.4556	SS
		51.47	lawn	37	5006.2421	5008.6289	SS
		52.02	phse	38	5016.3642	5005.1653	SS
		52.48	phse	39	5020.3274	5016.7980	SS
		52.36	lawn	40	5033.3677	4996.2302	SS
		53.55	lawn	41	5055.5765	5013.5310	SS
		54.08	lawn	42	5075.5570	5027.1298	SS
		54.30	@grill*	43	5094.3321	5033.5180	SS
		54.88	cordck	44	5106.1090	5026.5079	SS
		55.56	step**	45	5103.8691	5008.5447	SS
		57.94	thrsh	46	5116.2261	5013.1709	SS

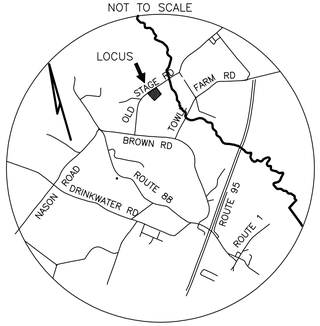
JOB #4 741reis [255]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-06-2025		16:17:01			D:...\BMHOME16		
		54.97	corhse	47	5112.6882	4988.2416	SS
		43.37	meflag	48	4922.1452	5076.6860	SS
		44.20	meflag	49	4938.1440	5056.3724	SS
		44.91	meflag	50	4942.1497	5029.2399	SS
		45.68	meflag	51	4952.3489	4992.8809	SS
		45.39	bs	52	4975.5044	4988.0159	SS
		44.92	bs	53	5000.1523	4968.7404	SS
		45.36	bs	54	5020.8932	4952.4039	SS
		39.62	topsb	55	5294.4132	5070.8963	SS
		52.41	topwll**	56	5182.9644	5087.4163	SS
		55.07	corhsldg	57	5150.9679	5064.3916	SS
		56.06	blkd**	58	5140.2985	5072.6478	SS
		55.55	crhseldg	59	5134.8791	5066.3540	SS
		55.26	crhseldg	60	5115.5779	5055.9999	SS
		56.74	topfnd	61	5150.7641	5064.2065	SS
		54.99	corhse	62	5113.5722	5040.3989	SS
		54.02	lawn	63	5068.2803	5052.0473	SS
		53.52	lawn	64	5079.7490	5089.5612	SS
		51.35	lawn	65	5059.2496	5116.0495	SS
		51.56	bndchk	66	5081.4213	5141.6119	SS
		49.90	backbldr	67	5011.0341	5133.1963	SS
		45.85	meflag	68	4938.7642	5150.7534	SS
		43.67	meflag	69	4925.6262	5125.8323	SS
		49.78	ts	70	5038.4113	5157.5384	SS
		45.66	os	71	5050.2602	5180.4162	SS
		43.67	os	72	5081.8527	5181.3363	SS
		40.86	bs	73	5126.0125	5190.1885	SS
		50.67	tsedwds	74	5105.8625	5141.2079	SS
		51.86	3pk	75	5112.0481	4935.2052	SS
		61.82	corwll**	76	5097.7251	4942.5577	SS
		52.70	corgar	77	5100.3606	4948.8156	SS
		53.63	corgar	78	5105.8548	4961.9474	SS
		53.95	slab	79	5102.4465	4956.3250	SS
		55.79	slab	80	5130.6385	4986.9574	SS
		55.79	slab	81	5118.6602	4988.5469	SS
		56.72	trim***	82	5113.2561	4988.3414	SS
		53.64	ep**	83	5109.9834	4960.3907	SS
		55.19	corhsebk	84	5138.5764	4985.3504	SS
		53.11	epclwlk	85	5139.1507	4953.8209	SS
		51.17	ep	86	5151.7621	4933.5140	SS
		51.03	ep	87	5136.8731	4922.9391	SS
		50.39	corep	88	5127.2527	4900.8274	SS
		50.51	corep	89	5105.1755	4909.4152	SS
		44.80	pole1109	90	5127.3020	4890.1049	SS
		50.23	lawn	91	5091.4449	4928.2673	SS
		49.62	lawn	92	5054.4141	4947.2538	SS
		54.62	epclwlk	93	5112.6521	4974.7706	SS
		53.95	clwlk**	94	5102.2203	4979.0061	SS

Point#, Start#-End# or G#= 4-

LOCUS MAP

NOT TO SCALE



SOIL CLASS: 140 CHATFIELD–HOLLIS–CANTON

(SOURCE: USDA–SCS SOIL SURVEY)

BENCH MARKS: DATUM = ASSUMED

#1	SET NAIL ROOT EL 52.54
#2	SET HUB EL 50.00
#3	SET HUB ELEV 52.12

DESIGN INTENT:

1. THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM SHALL BE CONSTRUCTED AT ELEVATION 51.5
2. THERE IS/ARE APPROX 24" FT BELOW ORIGINAL GROUND ON THE HIGH CONTOUR THE DESIGNED EDS. (EL 53.5)

SUITABLE REPLACEMENT AREA:

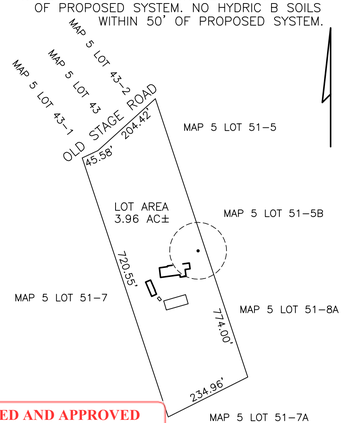
SYSTEM MUST BE REBUILT IN PLACE OR REDESIGNED.

LEGEND:

50 / (50)	EXISTING CONTOUR
	PROPOSED CONTOUR
50.0	EXISTING SPOT ELEVATION
(50.0)	PROPOSED SPOT ELEVATION

NOTES:

1. THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATED BASED ON INFORMATION FROM THE FOLLOWING SOURCE:
   RCRD PLAN 2177–166
2. NHDES–WS&PCD SUBDIVISION APPROVAL NUMBER: 7534
   PREVIOUS CONSTRUCTION APPROVAL #74650
   PREVIOUS CONSTRUCTION APPROVAL # 76312
3. THIS SYSTEM IS NOT DESIGNED TO RECEIVE GARBAGE DISPOSAL, JACUZZI, OR EJECTOR PUMP WASTE. BACKWASH FROM WATER FILTRATION SYSTEMS SHOULD BE DISCHARGED TO SEPARATE DRYWELL.
4. NO SURFACE WATER OR WELL WITHIN 100' OF PROPOSED SYSTEM. NO HYDRIC B SOILS WITHIN 50' OF PROPOSED SYSTEM.

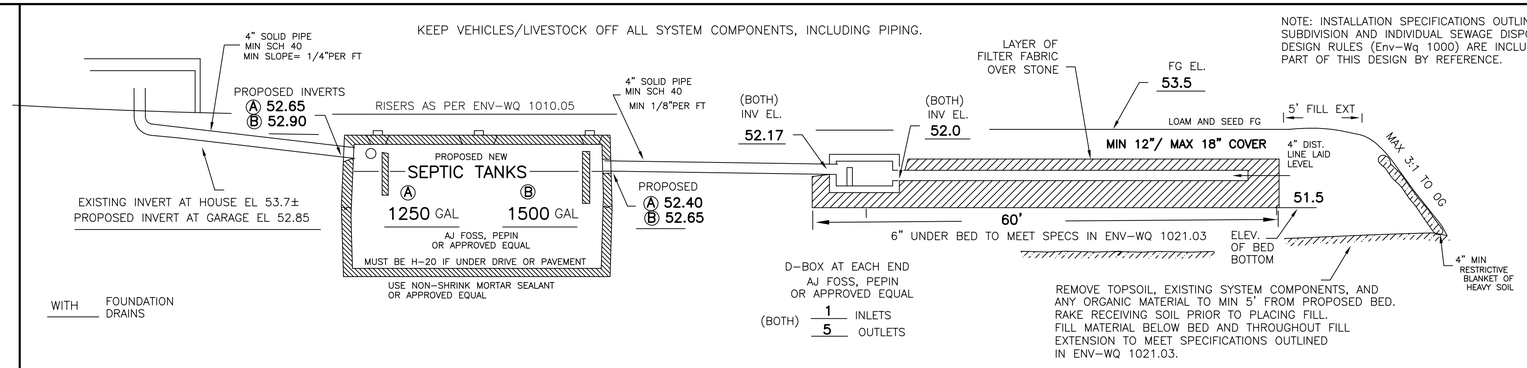


PLOT PLAN

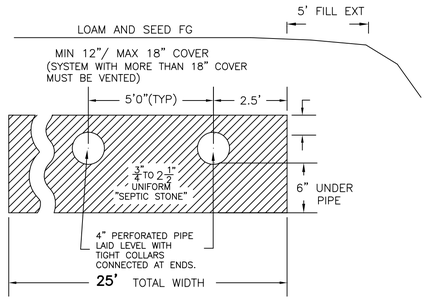
1" = APPROX 200'

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 5/31/2016
#eGA2016053108

KEEP VEHICLES/LIVESTOCK OFF ALL SYSTEM COMPONENTS, INCLUDING PIPING.


4" SOLID PIPE MIN SCH 40 MIN SLOPE= 1/4"PER FT
PROPOSED INVERTS
(A) 52.65
(B) 52.90
RISERS AS PER ENV–WQ 1010.05
4" SOLID PIPE MIN SCH 40 MIN 1/8"PER FT
EXISTING INVERT AT HOUSE EL 53.7±
PROPOSED INVERT AT GARAGE EL 52.85
PROPOSED NEW
SEPTIC TANKS
(A) 1250 GAL
(B) 1500 GAL
AJ FOSS, PEPIN OR APPROVED EQUAL
MUST BE H–20 IF UNDER DRIVE OR PAVEMENT
USE NON–SHRINK MORTAR SEALANT OR APPROVED EQUAL
PROPOSED
(A) 52.40
(B) 52.65
WITH FOUNDATION DRAINS
(BOTH) INV EL. 52.17
(BOTH) INV EL. 52.0
D–BOX AT EACH END
AJ FOSS, PEPIN OR APPROVED EQUAL
(BOTH) 1 INLETS
5 OUTLETS
LAYER OF FILTER FABRIC OVER STONE
FG EL. 53.5
LOAM AND SEED FG
5' FILL EXT
MIN 12"/ MAX 18" COVER
4" DIST. LINE LAID LEVEL
MAX 3:1 TO OG
51.5
60'
6" UNDER BED TO MEET SPECS IN ENV–WQ 1021.03
ELEV. OF BED BOTTOM
4" MIN RESTRICTIVE BLANKET OF HEAVY SOIL
REMOVE TOPSOIL, EXISTING SYSTEM COMPONENTS, AND ANY ORGANIC MATERIAL TO MIN 5' FROM PROPOSED BED. RAKE RECEIVING SOIL PRIOR TO PLACING FILL. FILL MATERIAL BELOW BED AND THROUGHOUT FILL EXTENSION TO MEET SPECIFICATIONS OUTLINED IN ENV–WQ 1021.03.

NOTE: INSTALLATION SPECIFICATIONS OUTLINED IN SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES (Env–Wq 1000) ARE INCLUDED AS PART OF THIS DESIGN BY REFERENCE.


5' FILL EXT
LOAM AND SEED FG
MIN 12"/ MAX 18" COVER
(SYSTEM WITH MORE THAN 18" COVER MUST BE VENTED)
5'0"(TYP)
2.5'
1½" TO 2½" UNIFORM "SEPTIC STONE"
6" UNDER PIPE
4" PERFORATED PIPE LAID LEVEL WITH TIGHT COLLARS CONNECTED AT ENDS.
25' TOTAL WIDTH

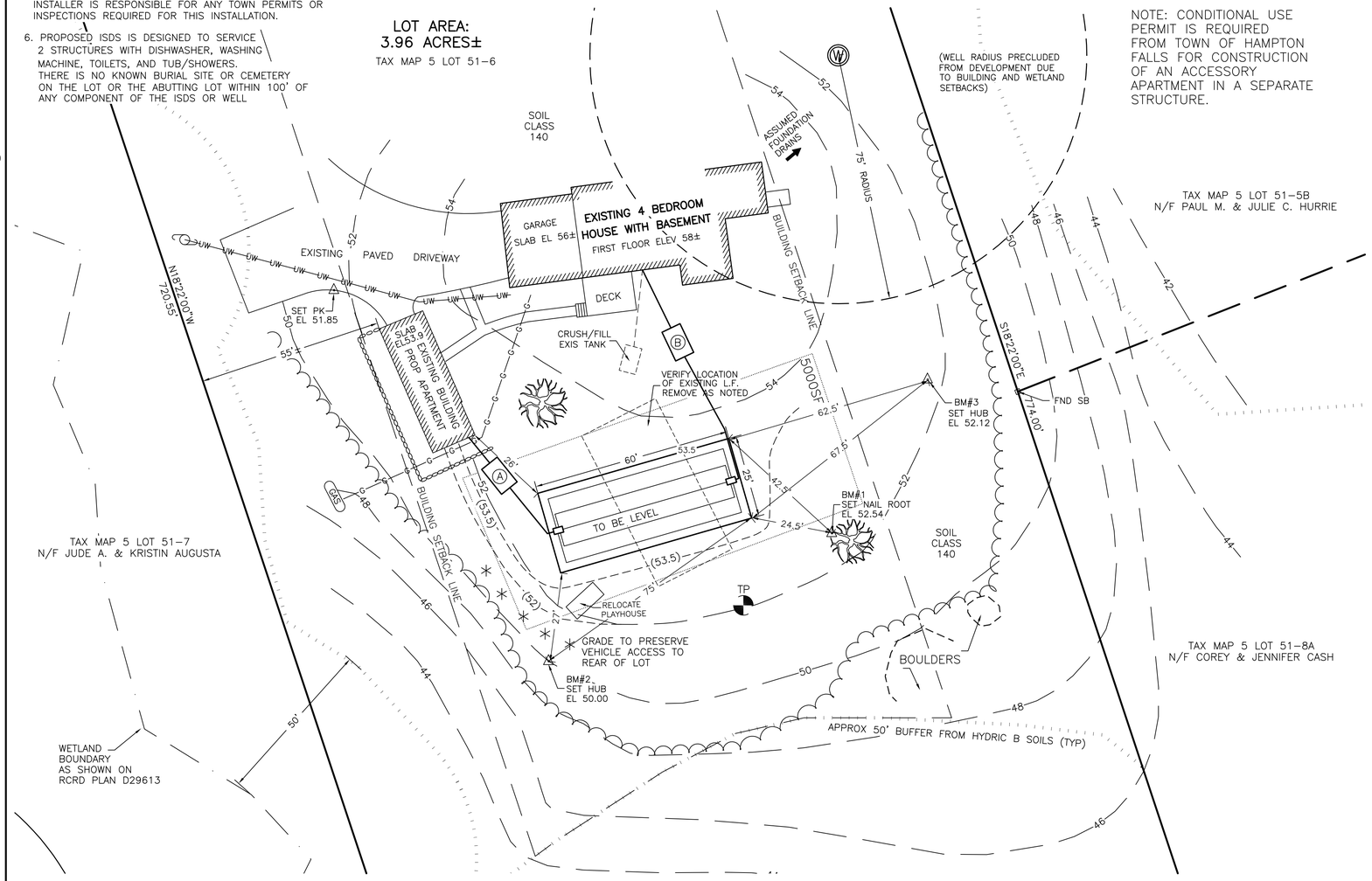
STONE TO MEET SPECIFICATIONS OUTLINED IN ENV WQ 1016.04

CROSS SECTION DISPOSAL SYSTEM – NOT TO SCALE

5 DESIGNER MUST BE CONSULTED FOR ANY PROPOSED CHANGES OR ERRORS/DISCREPANCIES FOUND DURING SYSTEM INSTALLATION. (603 929–7404)
INSTALLER IS RESPONSIBLE FOR ANY TOWN PERMITS OR INSPECTIONS REQUIRED FOR THIS INSTALLATION.

6. PROPOSED ISDS IS DESIGNED TO SERVICE 2 STRUCTURES WITH DISHWASHER, WASHING MACHINE, TOILETS, AND TUB/SHOWERS. THERE IS NO KNOWN BURIAL SITE OR CEMETERY ON THE LOT OR THE ABUTTING LOT WITHIN 100' OF ANY COMPONENT OF THE ISDS OR WELL

PLAN : 1"=20'


LOT AREA: 3.96 ACRES±
TAX MAP 5 LOT 51–6
SOIL CLASS 140
EXISTING 4 BEDROOM HOUSE WITH BASEMENT
FIRST FLOOR ELEV 58±
GARAGE SLAB EL 56±
EXISTING PAVED DRIVEWAY
DECK
SET PK EL 51.85
CRUSH/FILL EXIS TANK
SLAB EL 53.9 EXISTING BUILDING PROP APARTMENT
VERIFY LOCATION OF EXISTING L.F. REMOVE AS NOTED
5000SF
TO BE LEVEL
RELOCATE PLAYHOUSE
GRADE TO PRESERVE VEHICLE ACCESS TO REAR OF LOT
BM#2 SET HUB EL 50.00
BM#3 SET HUB EL 52.12
BM#1 SET NAIL ROOT EL 52.54
TP
BOULDERS
ASSUMED FOUNDATION DRAINS
75' RADIUS
BUILDING SETBACK LINE
(WELL RADIUS PRECLUDED FROM DEVELOPMENT DUE TO BUILDING AND WETLAND SETBACKS)
TAX MAP 5 LOT 51–5B
N/F PAUL M. & JULIE C. HURRIE
TAX MAP 5 LOT 51–7
N/F JUDE A. & KRISTIN AUGUSTA
TAX MAP 5 LOT 51–8A
N/F COREY & JENNIFER CASH
N18°22'00"W 720.55'
S18°22'00"E 774.00'
FND SB
WETLAND BOUNDARY AS SHOWN ON RCRD PLAN D29613
APPROX 50' BUFFER FROM HYDRIC B SOILS (TYP)

NOTE: CONDITIONAL USE PERMIT IS REQUIRED FROM TOWN OF HAMPTON FALLS FOR CONSTRUCTION OF AN ACCESSORY APARTMENT IN A SEPARATE STRUCTURE.

TP TEST PIT DATA

DATE: APRIL 6, 2016

TOWN INSPECTOR: MIKE CUOMO

TEST PIT #1 ELEV 52.0

0 – 7"	10YR3/3 GRAVELLY FINE SANDY LOAM, FRIABLE GRANULAR
7–24"	10YR5/6 GRAVELLY FINE SANDY LOAM, FRIABLE BLOCKY
24–112"	2.5Y6/3 STONY FINE SANDY LOAM, FRIABLE BLOCKY

NO EVIDENCE OF SHWT TO 6'+, NO OBSERVED WATER
NO REFUSAL

PT PERC TEST DATA

DESIGN PERC RATE: 4 MIN/IN

DESIGN LOADING: EXISTING 4 BEDROOM HOUSE – 600 GPD
PROPOSED 1 BEDROOM APARTMENT – 225 GPD
TOTAL DESIGN LOADING = 825 GPD

AREA REQUIRED: 825 GPD @ 140 SF/100 GAL = 1155 SF
1155 SF X 1.25 HAMPTON FALLS = 1444 SF
LEACH FIELD AREA REQUIRED = 1444 SF

AREA PROPOSED: **25' X 60' = 1500 SF PROVIDED**

APPROVED for Town of Hampton Falls 26 April 2016
Notice: Hampton Falls requires a basal area inspection. Call CEO 48 hours in advance at 926-4618 to schedule.
Michael Cuomo

PROPOSED REPLACEMENT

SEPTIC SYSTEM PLAN

WITH EXPANSION

LOCUS: 31 OLD STAGE ROAD
HAMPTON FALLS, NH
TAX MAP 5 LOT 51–6

OWNER: CHANNING AND ANN REIS
31 OLD STAGE ROAD
HAMPTON FALLS, NH 03844

APPLICANT:
STOCKTON SERVICES
PO BOX 1306
HAMPTON, NH 03843–1306
603 929–7404

DATE: APRIL 24, 2016

APPROVAL: _____

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Anne W. Bialobrzeski No. 348 Department of Environmental Services

741

SYSTEM OWNER IS RESPONSIBLE FOR THE FOLLOWING OPERATING REQUIREMENTS

ENV–WS 1023.01 (a) SEPTIC TANKS SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SURFACE SCUM AT LEAST ONCE EVERY YEAR. (b) WHEN THE COMBINED THICKNESS OF SLUDGE AND SURFACE SCUM EQUAL 1/3 OR MORE OF THE TANK DEPTH, THE TANK SHALL BE PUMPED BY A LICENSED SEPTIC TANK PUMPER.

ENV–WS 1023.02 TO PREVENT OBSTRUCTION OF THE DISTRIBUTION LINES AND LEACH FIELD, GREASE AND BULKY WASTE SHALL NOT BE FLUSHED OR OTHERWISE INTRODUCED INTO THE SEPTIC SYSTEM.

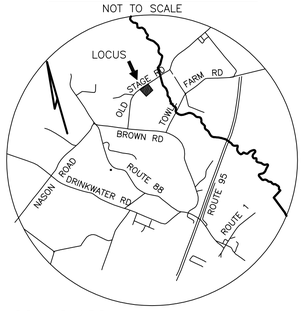
ENV–WS 1023.03 TOXIC AND HAZARDOUS MATERIALS SHALL NOT BE FLUSHED OR OTHERWISE INTRODUCED INTO THE SEPTIC SYSTEM.

ENV–WS 1023.04 TO PREVENT DAMAGE TO THE DISTRIBUTION LINES AND LEACH FIELD, VEHICLES, LIVESTOCK, AND OTHER HEAVY OBJECTS SHALL NOT BE ALLOWED ON THE LEACH FIELD.

ENV–WS 1023.05 IF WET AREAS APPEAR ON THE GROUND SURFACE ABOVE THE DISTRIBUTION LINES OR LEACH FIELD OR IF DISAGREEABLE ODORS OCCUR, THE SYSTEM SHALL BE INSPECTED FOR THE SOURCE OF THESE PROBLEMS, AND CORRECTIVE ACTION SHALL BE TAKEN.

LOCUS MAP

NOT TO SCALE



SOIL CLASS: 140 CHATFIELD–HOLLIS–CANTON

(SOURCE: USDA–SCS SOIL SURVEY)

BENCH MARKS: DATUM = ASSUMED

#1	SET NAIL ROOT EL 52.54
#2	SET HUB EL 50.00
#3	SET HUB ELEV 52.12

DESIGN INTENT:

1. THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM SHALL BE CONSTRUCTED AT ELEVATION ~~51.5~~ 51.2
2. THERE IS/ARE APPROX ~~2.3~~ 2.3 FT BELOW ORIGINAL (EL GROUND ON THE HIGH CONTOUR THE DESIGNED EDS. 53.5)
   (EQUALS 2.0 FT BELOW GRADE AT EL 53.2
   60%+ OF BED AREA DOWNSLOPE)

SUITABLE REPLACEMENT AREA:

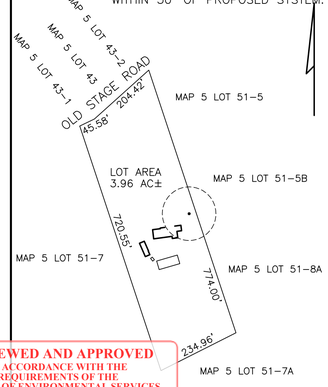
SYSTEM MUST BE REBUILT IN PLACE OR REDESIGNED.

LEGEND:

- 50 / (50) — EXISTING CONTOUR / PROPOSED CONTOUR
- 50.0 / (50.0) — EXISTING SPOT ELEVATION / PROPOSED SPOT ELEVATION

NOTES:

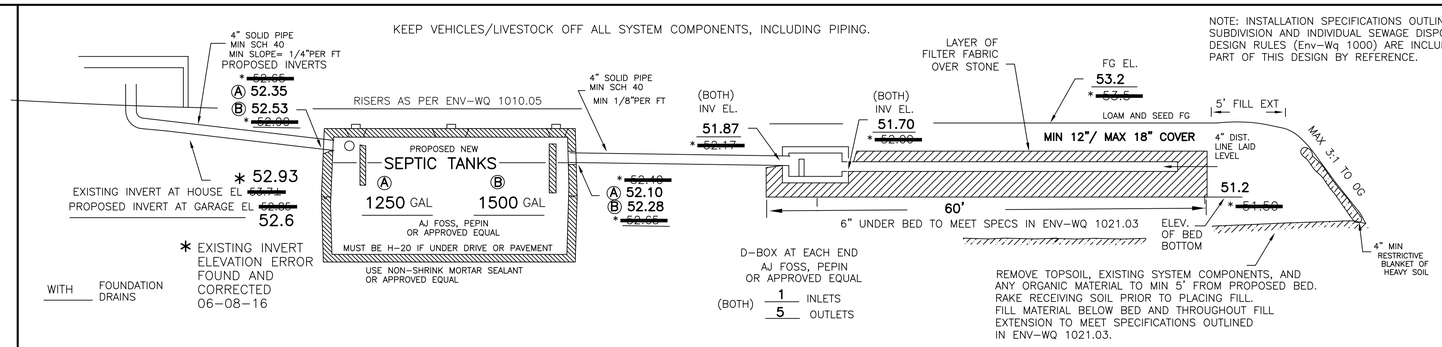
1. THIS PLAN IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE APPROXIMATED BASED ON INFORMATION FROM THE FOLLOWING SOURCE:
   RCRD PLAN 2177–166
2. NHDES–WS&PCD SUBDIVISION APPROVAL NUMBER: 7534
   PREVIOUS CONSTRUCTION APPROVAL #74650
   PREVIOUS CONSTRUCTION APPROVAL # 76312
   PREVIOUS CONSTRUCTION APPROVAL eCA2016053108
3. THIS SYSTEM IS NOT DESIGNED TO RECEIVE GARBAGE DISPOSAL, JACUZZI, OR EJECTOR PUMP WASTE. BACKWASH FROM WATER FILTRATION SYSTEMS SHOULD BE DISCHARGED TO SEPARATE DRYWELL.
4. NO SURFACE WATER OR WELL WITHIN 100' OF PROPOSED SYSTEM. NO HYDRIC B SOILS WITHIN 50' OF PROPOSED SYSTEM.



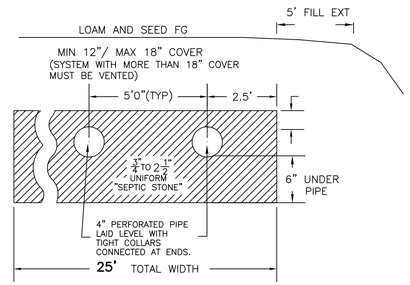
1"=APPROX 200'

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
REQUIREMENTS OF THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 6/14/2016
#eCA2016061421

KEEP VEHICLES/LIVESTOCK OFF ALL SYSTEM COMPONENTS, INCLUDING PIPING.


4" SOLID PIPE MIN SCH 40 MIN SLOPE= 1/4"PER FT PROPOSED INVERTS
~~52.65~~
Ⓐ 52.35
Ⓑ 52.53
~~52.88~~
RISERS AS PER ENV–WQ 1010.05
4" SOLID PIPE MIN SCH 40 MIN 1/8"PER FT
PROPOSED NEW
SEPTIC TANKS
Ⓐ 1250 GAL
Ⓑ 1500 GAL
AJ FOSS, PEPIN OR APPROVED EQUAL
MUST BE H–20 IF UNDER DRIVE OR PAVEMENT
USE NON–SHRINK MORTAR SEALANT OR APPROVED EQUAL
EXISTING INVERT AT HOUSE EL ~~53.75~~
PROPOSED INVERT AT GARAGE EL ~~56.86~~ 52.6
* 52.93
* EXISTING INVERT ELEVATION ERROR FOUND AND CORRECTED 06–08–16
WITH FOUNDATION DRAINS
~~52.10~~
Ⓐ 52.10
Ⓑ 52.28
~~52.65~~
(BOTH) INV EL. ~~52.17~~ 51.87
(BOTH) INV EL. ~~52.00~~ 51.70
D–BOX AT EACH END AJ FOSS, PEPIN OR APPROVED EQUAL
(BOTH) 1 INLETS / 5 OUTLETS
LAYER OF FILTER FABRIC OVER STONE
FG EL. ~~53.5~~ 53.2
LOAM AND SEED FG
5' FILL EXT
MIN 12"/ MAX 18" COVER
4" DIST. LINE, LAID LEVEL
MAX 3:1 TO OG
60'
6" UNDER BED TO MEET SPECS IN ENV–WQ 1021.03
ELEV. OF BED BOTTOM 51.2 ~~51.50~~
4" MIN RESTRICTIVE BLANKET OF HEAVY SOIL
REMOVE TOPSOIL, EXISTING SYSTEM COMPONENTS, AND ANY ORGANIC MATERIAL TO MIN 5' FROM PROPOSED BED. RAKE RECEIVING SOIL PRIOR TO PLACING FILL. FILL MATERIAL BELOW BED AND THROUGHOUT FILL EXTENSION TO MEET SPECIFICATIONS OUTLINED IN ENV–WQ 1021.03.

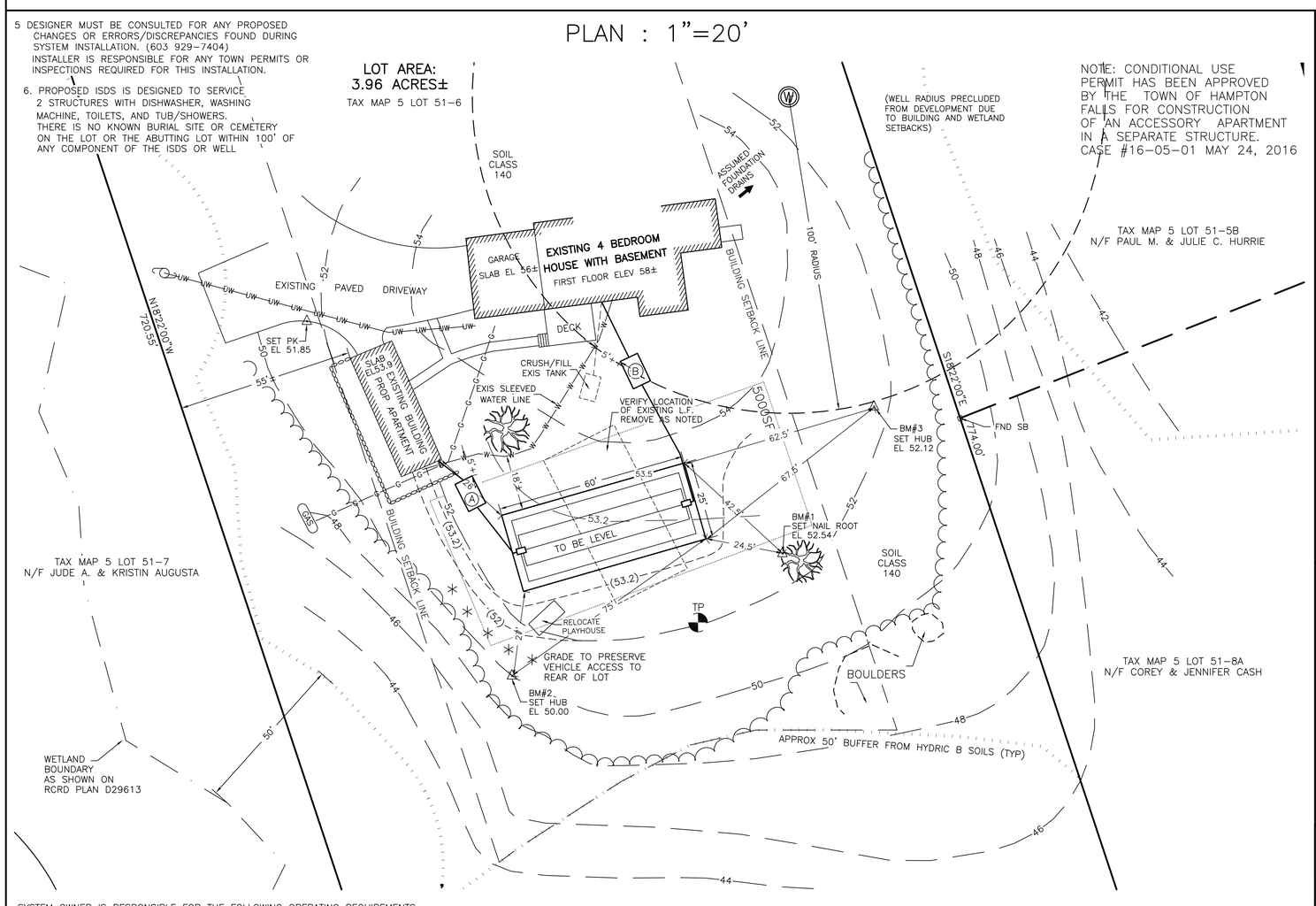
NOTE: INSTALLATION SPECIFICATIONS OUTLINED IN SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES (Env–Wq 1000) ARE INCLUDED AS PART OF THIS DESIGN BY REFERENCE.


5' FILL EXT
LOAM AND SEED FG
MIN 12"/ MAX 18" COVER
(SYSTEM WITH MORE THAN 18" COVER MUST BE VENTED)
5'0"(TYP)
2.5'
¾" TO 2½" UNIFORM "SEPTIC STONE"
6" UNDER PIPE
4" PERFORATED PIPE LAID LEVEL WITH TIGHT COLLARS CONNECTED AT ENDS.
25' TOTAL WIDTH

STONE TO MEET SPECIFICATIONS OUTLINED IN ENV WQ 1016.04

CROSS SECTION DISPOSAL SYSTEM – NOT TO SCALE

PLAN : 1"=20'


LOT AREA: 3.96 ACRES±
TAX MAP 5 LOT 51–6
SOIL CLASS 140
EXISTING 4 BEDROOM HOUSE WITH BASEMENT
FIRST FLOOR ELEV 58±
GARAGE SLAB EL 56±
ASSUMED FOUNDATION DRAINS
100' RADIUS
BUILDING SETBACK LINE
(WELL RADIUS PRECLUDED FROM DEVELOPMENT DUE TO BUILDING AND WETLAND SETBACKS)
EXISTING PAVED DRIVEWAY
SET PK EL 51.85
N18°22'00"W 720.55'
DECK
CRUSH/FILL EXIS TANK
EXIS SLEEVED WATER LINE
VERIFY LOCATION OF EXISTING L.F. REMOVE AS NOTED
SLAB EL 53.3 EXISTING BUILDING
PROP. APARTMENT
500GSF
60'
53.5
53.2
TO BE LEVEL
(53.2)
BM#1 SET NAIL ROOT EL 52.54
BM#3 SET HUB EL 52.12
FND SB
S18°22'00"E 774.00'
SOIL CLASS 140
RELOCATE PLAYHOUSE
GRADE TO PRESERVE VEHICLE ACCESS TO REAR OF LOT
BM#2 SET HUB EL 50.00
TP
BOULDERS
APPROX 50' BUFFER FROM HYDRIC B SOILS (TYP)
TAX MAP 5 LOT 51–7
N/F JUDE A. & KRISTIN AUGUSTA
TAX MAP 5 LOT 51–8A
N/F COREY & JENNIFER CASH
TAX MAP 5 LOT 51–5B
N/F PAUL M. & JULIE C. HURRIE
WETLAND BOUNDARY AS SHOWN ON RCRD PLAN D29613

5 DESIGNER MUST BE CONSULTED FOR ANY PROPOSED CHANGES OR ERRORS/DISCREPANCIES FOUND DURING SYSTEM INSTALLATION. (603 929–7404)
INSTALLER IS RESPONSIBLE FOR ANY TOWN PERMITS OR INSPECTIONS REQUIRED FOR THIS INSTALLATION.

6. PROPOSED ISDS IS DESIGNED TO SERVICE 2 STRUCTURES WITH DISHWASHER, WASHING MACHINE, TOILETS, AND TUB/SHOWERS. THERE IS NO KNOWN BURIAL SITE OR CEMETERY ON THE LOT OR THE ABUTTING LOT WITHIN 100' OF ANY COMPONENT OF THE ISDS OR WELL

NOTE: CONDITIONAL USE PERMIT HAS BEEN APPROVED BY THE TOWN OF HAMPTON FALLS FOR CONSTRUCTION OF AN ACCESSORY APARTMENT IN A SEPARATE STRUCTURE. CASE #16–05–01 MAY 24, 2016

SYSTEM OWNER IS RESPONSIBLE FOR THE FOLLOWING OPERATING REQUIREMENTS

ENV–WS 1023.01 (a) SEPTIC TANKS SHALL BE INSPECTED FOR ACCUMULATION OF SLUDGE AND SURFACE SCUM AT LEAST ONCE EVERY YEAR. (b) WHEN THE COMBINED THICKNESS OF SLUDGE AND SURFACE SCUM EQUAL 1/3 OR MORE OF THE TANK DEPTH, THE TANK SHALL BE PUMPED BY A LICENSED SEPTIC TANK PUMPER.
ENV–WS 1023.02 TO PREVENT OBSTRUCTION OF THE DISTRIBUTION LINES AND LEACH FIELD, GREASE AND BULKY WASTE SHALL NOT BE FLUSHED OR OTHERWISE INTRODUCED INTO THE SEPTIC SYSTEM.
ENV–WS 1023.03 TOXIC AND HAZARDOUS MATERIALS SHALL NOT BE FLUSHED OR OTHERWISE INTRODUCED INTO THE SEPTIC SYSTEM.
ENV–WS 1023.04 TO PREVENT DAMAGE TO THE DISTRIBUTION LINES AND LEACH FIELD, VEHICLES, LIVESTOCK, AND OTHER HEAVY OBJECTS SHALL NOT BE ALLOWED ON THE LEACH FIELD.
ENV–WS 1023.05 IF WET AREAS APPEAR ON THE GROUND SURFACE ABOVE THE DISTRIBUTION LINES OR LEACH FIELD OR IF DISAGREEABLE ODORS OCCUR, THE SYSTEM SHALL BE INSPECTED FOR THE SOURCE OF THESE PROBLEMS, AND CORRECTIVE ACTION SHALL BE TAKEN.

TP TEST PIT DATA

DATE: APRIL 6, 2016

TOWN INSPECTOR: MIKE CUOMO

TEST PIT #1 ELEV 52.0

0 – 7"	10YR3/3 GRAVELLY FINE SANDY LOAM, FRIABLE GRANULAR
7–24"	10YR5/6 GRAVELLY FINE SANDY LOAM, FRIABLE BLOCKY
24–112"	2.5Y6/3 STONY FINE SANDY LOAM, FRIABLE BLOCKY

NO EVIDENCE OF SHWT TO 6'+, NO OBSERVED WATER
NO REFUSAL

PT PERC TEST DATA

DESIGN PERC RATE: 4 MIN/IN

DESIGN LOADING: EXISTING 4 BEDROOM HOUSE – 600 GPD
PROPOSED 1 BEDROOM APARTMENT – 225 GPD
TOTAL DESIGN LOADING = 825 GPD

AREA REQUIRED: 825 GPD @ 140 SF/100 GAL = 1155 SF
1155 SF X 1.25 HAMPTON FALLS = 1444 SF
LEACH FIELD AREA REQUIRED = 1444 SF

AREA PROPOSED: **25' X 60' = 1500 SF PROVIDED**

REVISED REPLACEMENT

SEPTIC SYSTEM PLAN

REFERENCE CONSTRUCTION APPROVAL eCA2016053108

LOCUS: 31 OLD STAGE ROAD
HAMPTON FALLS, NH
TAX MAP 5 LOT 51–6

OWNER: CHANNING AND ANN REIS
31 OLD STAGE ROAD
HAMPTON FALLS, NH 03844

APPLICANT:
STOCKTON SERVICES
PO BOX 1306
HAMPTON, NH 03843–1306
603 929–7404

DATE: JUNE 13, 2016

APPROVAL:

NEW HAMPSHIRE Designer of Subsurface Disposal Systems ★★★ Anne W. Bialobrzeski No. 348 Department of Environmental Services

741 REV

APPROVED for Town of Hampton Falls 13 June 2016
Notice: Hampton Falls requires a basal area inspection. Call CEO 48 hours in advance at 926-4618 to schedule.
Michael Cuomo

The State of New Hampshire
Department of Environmental Services

Thomas S. Burack, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 5/31/2016

APPROVAL NUMBER: eCA2016053108

I. PROPERTY INFORMATION

Address: 31 OLD STAGE ROAD
HAMPTON FALLS NH 03844
Subdivision Approval No.: 7534
Subdivision Name: BOTTOMLEY
County: ROCKINGHAM
Tax Map/Lot No.: 5/51-6
Registry Book/Page No.: 4489/2721
Probate Docket No.:

II. OWNER INFORMATION

Name: CHANNING AND ANN REIS
Address: 31 OLD STAGE ROAD
HAMPTON FALLS NH 03844

III. APPLICANT INFORMATION

Name: ANNE W BIALOBRZESKI
Address: 247 LANDING RD
HAMPTON NH 03842-4113

IV. DESIGNER INFORMATION

Name: ANNE W BIALOBRZESKI
Address: 247 LANDING RD
HAMPTON NH 03842-4113
Permit No.: 00348

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: STONE AND PIPE
B. NO. OF BEDROOMS: 4
C. APPROVED FLOW: 825 GPD
D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1003.02.
2. Approved for 4-bedroom residence and 1-bedroom apartment; total flow 825gpd.
3. The EDA shall need to maintain 100' from the well.
4. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
B. This Approval is valid until 5/31/2020, unless an Approval for Operation has been granted.
C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
E. The system must be constructed in strict accordance with the approved plans and specifications.
F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 201602210
APPROVAL NUMBER: eCA2016053108
RECEIVED DATE: May 27, 2016
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 4

The State of New Hampshire
Department of Environmental Services

Thomas S. Burack, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 6/14/2016

APPROVAL NUMBER: eCA2016061421

I. PROPERTY INFORMATION

Address: 31 OLD STAGE ROAD
HAMPTON FALLS NH 03844
Subdivision Approval No.: 7534
Subdivision Name: BOTTOMLEY
County: ROCKINGHAM
Tax Map/Lot No.: 5/51-6
Registry Book/Page No.: 4489/2721
Probate Docket No.:

II. OWNER INFORMATION

Name: CHANNING AND ANN REIS
Address: 31 OLD STAGE ROAD
HAMPTON FALLS NH 03844

III. APPLICANT INFORMATION

Name: ANNE W BIALOBRZESKI
Address: 247 LANDING RD
HAMPTON NH 03842-4113

IV. DESIGNER INFORMATION

Name: ANNE W BIALOBRZESKI
Address: 247 LANDING RD
HAMPTON NH 03842-4113
Permit No.: 00348

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: STONE AND PIPE
B. NO. OF BEDROOMS: 0
C. APPROVED FLOW: 825 GPD
D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1003.02.
2. Approved for a 4-bedroom residence and 1-bedroom accessory apartment; total flow 825gpd.
3. No waivers have been approved.

Darren K. King
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
B. This Approval is valid until 6/14/2020, unless an Approval for Operation has been granted.
C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
E. The system must be constructed in strict accordance with the approved plans and specifications.
F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 201602533
APPROVAL NUMBER: eCA2016061421
RECEIVED DATE: June 14, 2016
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 0

Map by NH GRANIT

Legend

LiDAR Derived 2-foot contou

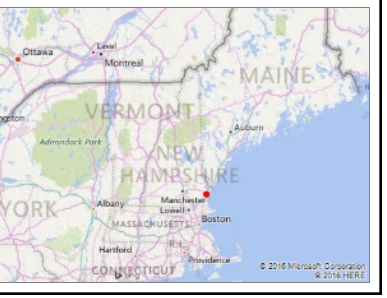
Map Scale

1: 1,391

© NH GRANIT, www.granit.unh.edu

Map Generated: 4/4/2016

Notes



31 OLD STAGE RD

Location	31 OLD STAGE RD	**Mblu**	5/ 51/ 6/ /
Acct#		**Owner**	REIS R CHANNING & ANN F
Assessment	$569,300	**Appraisal**	$569,300
PID	743	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$351,500	$217,800	$569,300
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$351,500	$217,800	$569,300

Owner of Record

Owner	REIS R CHANNING & ANN F	**Sale Price**	$765,000
Co-Owner		**Certificate**	
Address	31 OLD STAGE RD HAMPTON FALLS, NH 03844	**Book & Page**	4489/2721
		Sale Date	06/01/2005
		Instrument	01

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
REIS R CHANNING & ANN F	$765,000		4489/2721	01	06/01/2005
BERKOWITZ ELLIOTT R	$0		3118/1707	1N	09/15/1995
PHILLIPS NANCY	$466,668		02714/0495	1N	11/16/1988
GURNHAM JEFFREY &	$0			1N	

Building Information

Building 1 : Section 1

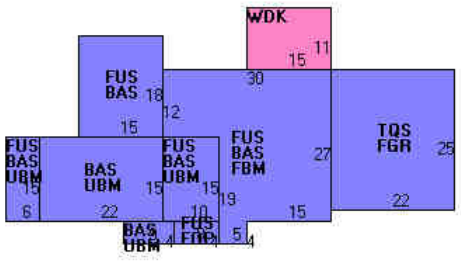
Year Built: 1978
Living Area: 3191
Replacement Cost: $434,211
Building Percent Good: 77
Replacement Cost Less Depreciation: $334,300

Building Attributes	
Field	**Description**
Style	Conventional
Model	Residential
Grade:	Good +20
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Stucco on Wood
Exterior Wall 2	Stone Veneer
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	12 Rooms
Bath Style:	Above Average
Kitchen Style:	Above Average

Building Photo

(http://images.vgsi.com/photos/HamptonFallsNHPhotos//\00\00\04/24.jpg)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1556	1556
FUS	Upper Story, Finished	1222	1222
TQS	Three Quarter Story	550	413
FBM	Basement, Finished	680	0
FGR	Attatched Garage	550	0
FOP	Open Porch	32	0
UBM	Basement, Unfinished	606	0
WDK	Deck, Wood	165	0
		5361	3191

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1 UNITS	$3,200	1

Land

Land Use

Use Code	1010
Description	Single Fam MDL-01
Zone	A
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	3.96
Frontage	0
Depth	0
Assessed Value	$217,800
Appraised Value	$217,800

Outbuildings

Outbuildings — Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR2	GARAGE-GOOD			392 S.F.	$8,800	1
SHD2	GOOD SHED			168 S.F.	$2,200	1
PAV9	SV PAVING			1 UNITS	$3,000	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2015	$351,500	$217,800	$569,300
2014	$351,500	$217,800	$569,300
2013	$351,500	$217,800	$569,300

Assessment

Valuation Year	Improvements	Land	Total
2015	$351,500	$217,800	$569,300
2014	$351,500	$217,800	$569,300
2013	$351,500	$217,800	$569,300

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https://www.nhmunicipal.org/TownAndCity/Article/243

APPROVAL FOR CONSTRUCTION

N.H. Water Supply & Pollution Control Commission
Prescott Park, 105 Loudon Rd., Concord, NH 03301

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

APPROVAL # 76312

Owner:

William Twomey
15 Wells Avenue
Amesbury, MA 01913

Copy of Plan & Approval sent to:

Town of Hampton Falls
Jerome J. Healey
Chrmn. Bd. of Selectmen
Hampton Falls, NH 03844

By Applicant:

John W. Durgin Associates, Inc.
600 Greenland Rd.
Portsmouth, NH 03801

LOT NUMBERS:
SUBD. APPVL.#:
SUBD. NAME:

TYPE OF SYSTEM: Four Bedroom House

TOWN/CITY LOCATION: Hampton Falls, NH
STREET LOCATION: Old Stage Rd.

PLEASE POST IN A CONSPICUOUS PLACE DURING CONSTRUCTION.

THIS APPROVAL DOES NOT SUPERCEDE ANY EQUIVALENT OR MORE STRINGENT LOCAL ORDINANCES OR REGULATIONS. STATE STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

WHITE= Applicant's; YELLOW= Town's; BLUE= NHWS&PCC file; GOLD= Owner's - (No Action Required)

NOTE: (X) Gravity system
( ) Gravity system to septic tank and effluent pump chamber with disposal system to be constructed on a properly prepared base.
Bed bottom to be set ( ) no deeper than _____" below the original ground
(X) no less than 6" above the original ground
( ) no lower than the original ground
to maintain (X) 4' minimum above the reported seasonal high water table.
(X) 8' minimum above the reported ledge depth.
( ) _____' minimum above the reported impermeable soil.
(X) Fill required to prepare disposal area should be a medium to coarse textured sand (0.5 to 1.0 mm).

CONDITION: Disposal system must be a minimum of 75 feet from all surface waters and wells.

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED ON THIS CONDITIONAL APPROVAL.

are hereby approved on this date: October 3, 1978

By: James V. McBride
N.H. Water Supply and Pollution Control Commission Staff

Revised 5/1/77

(OVER)

James V. McBride cd.

APPROVAL FOR CONSTRUCTION

N.H. Water Supply & Pollution Control Commission
Prescott Park, 105 Loudon Rd., Concord, NH 03301

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

AMENDED 11/21/78

APPROVAL # 76312-A

Owner:

William Twomey
15 Wells Avenue
Amesbury, MA 01913

Copy of Plan & Approval sent to:

Town of Hampton Falls
Jerome J. Healey
Chrmn, Bd. of Selectmen
Hampton Falls, NH 03844

By Applicant:

436-3557
John W. Durgin Associates, Inc.
600 Greenland Rd.
Portsmouth, NH 03801

LOT NUMBERS:
SUBD. APPVL.#:
SUBD. NAME:

TYPE OF SYSTEM: Four Bedroom House

TOWN/CITY LOCATION: Hampton Falls, NH
STREET LOCATION: Old Stage Rd.

PLEASE POST IN A CONSPICUOUS PLACE DURING CONSTRUCTION.

THIS APPROVAL DOES NOT SUPERCEDE ANY EQUIVALENT OR MORE STRINGENT LOCAL ORDINANCES OR REGULATIONS. STATE STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

WHITE= Applicant's; YELLOW= Town's; BLUE= NHWS&PCC file; GOLD= Owner's - (No Action Required)

NOTE: (XX) Gravity system
( ) Gravity system to septic tank and effluent pump chamber with disposal system to be constructed on a properly prepared base.
Bed bottom to be set (XX) no deeper than 6" below the original ground
( ) no less than _____" above the original ground
( ) no lower than the original ground
to maintain (XX) 3' minimum above the reported seasonal high water table.
(XX) 8' minimum above the reported ledge depth. or
( ) _____' minimum above the reported impermeable soil.
(XX) Fill required to prepare disposal area should be a medium to coarse textured sand (0.5 to 1.0 mm).

CONDITION: Disposal system must be a minimum of 75 feet from all surface waters and wells.

The waiver is granted upon the hardship creating insurmountable surface drainage problems if kept 12" higher as previously approved/regulation per owner's request. Condition: at least 24" immediately beneath the bed bottom and a minimum of 35' X 61' centered on the bed be of the above fill specs. 27' x 51'

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED ON THIS CONDITIONAL APPROVAL.

are hereby approved on this date: October 3, 1978

By: J. V. McBride
N.H. Water Supply and Pollution Control Commission Staff

Revised 5/1/77

(OVER)

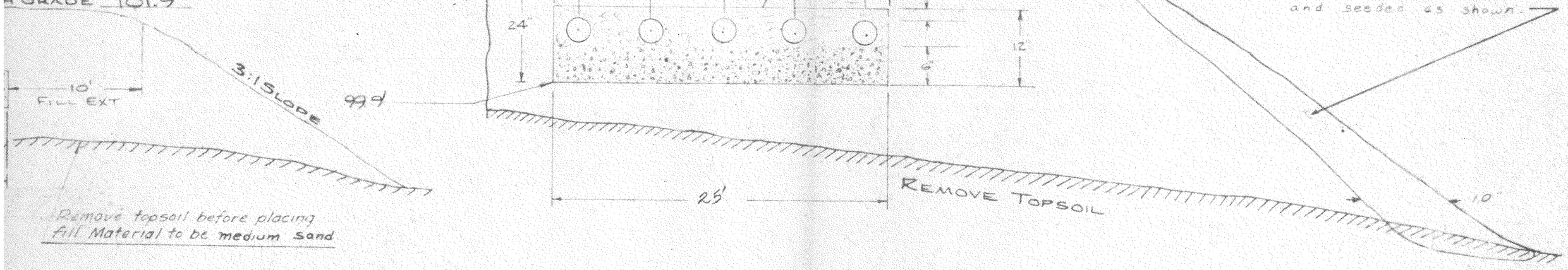
James V. McBride cd

reated building
3" of hay

Strict adherence to the elevations shown on this plan is necessary to meet State requirements and is the responsibility of the contractor and/or owner.

4" Perforated pipe laid level, with tight collars connected at ends

1½" Clean Stone



Remove topsoil before placing fill. Material to be medium sand

EM

(12)

SOIL TYPE BzE
ROCKINGHAM COUNTY
SOILS BOOK PAGE 43

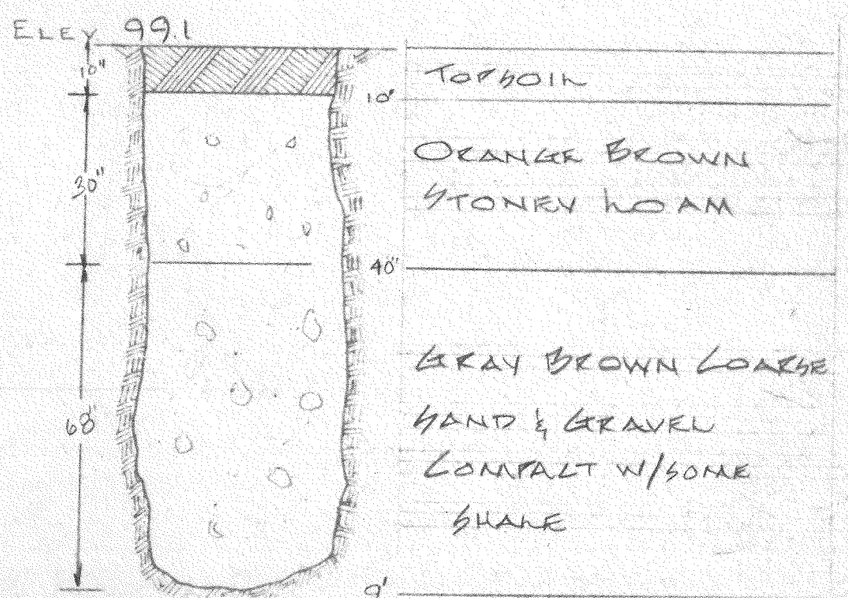
◑ PERCOLATION TEST DATA

DATE CONDUCTED: 9/15/78
RESULTS: 8 MIN/1"
DEPTH 24"

LEACH BED REQUIREMENTS

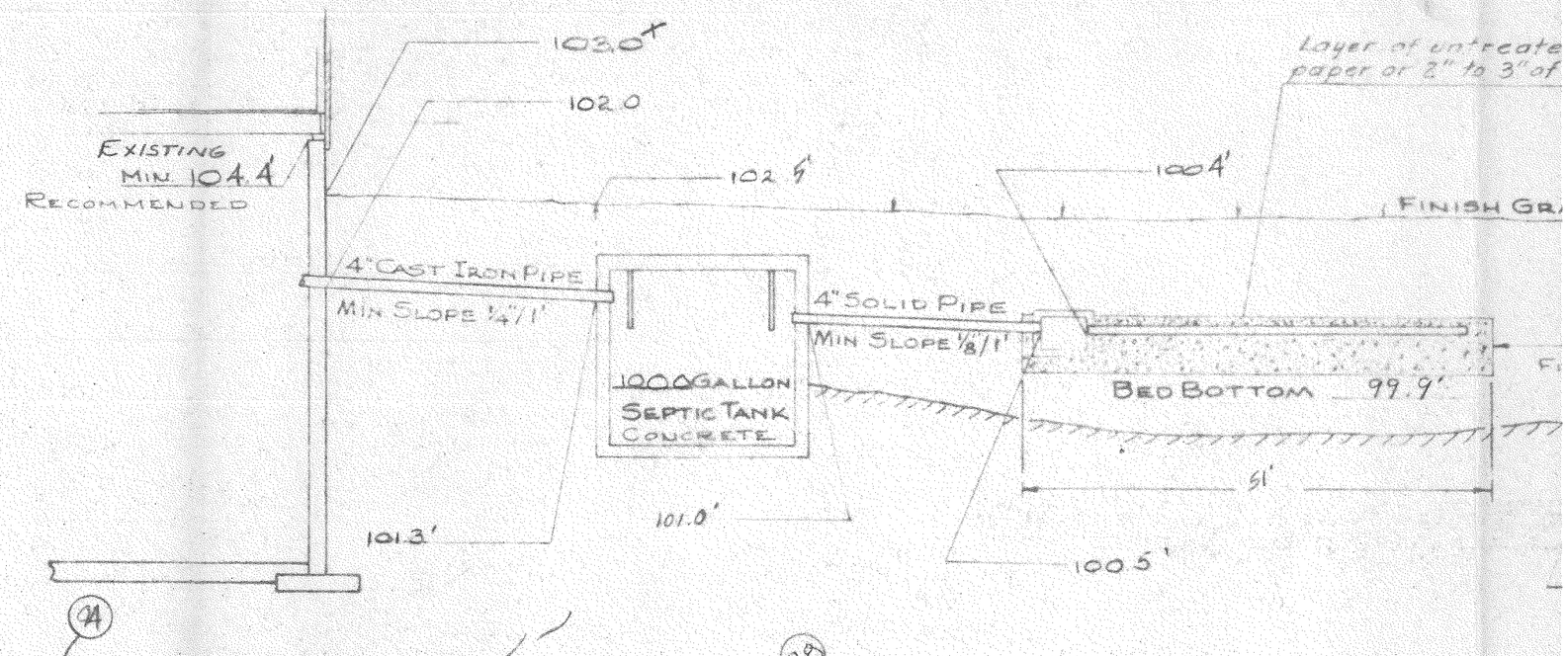
PERC RATE: 8 MIN/1"
AREA REQ'D/BEDROOM: 252 SQ.FT.
NUMBER OF BEDROOMS: 4
BED AREA REQUIRED: 1006 SQ.FT.

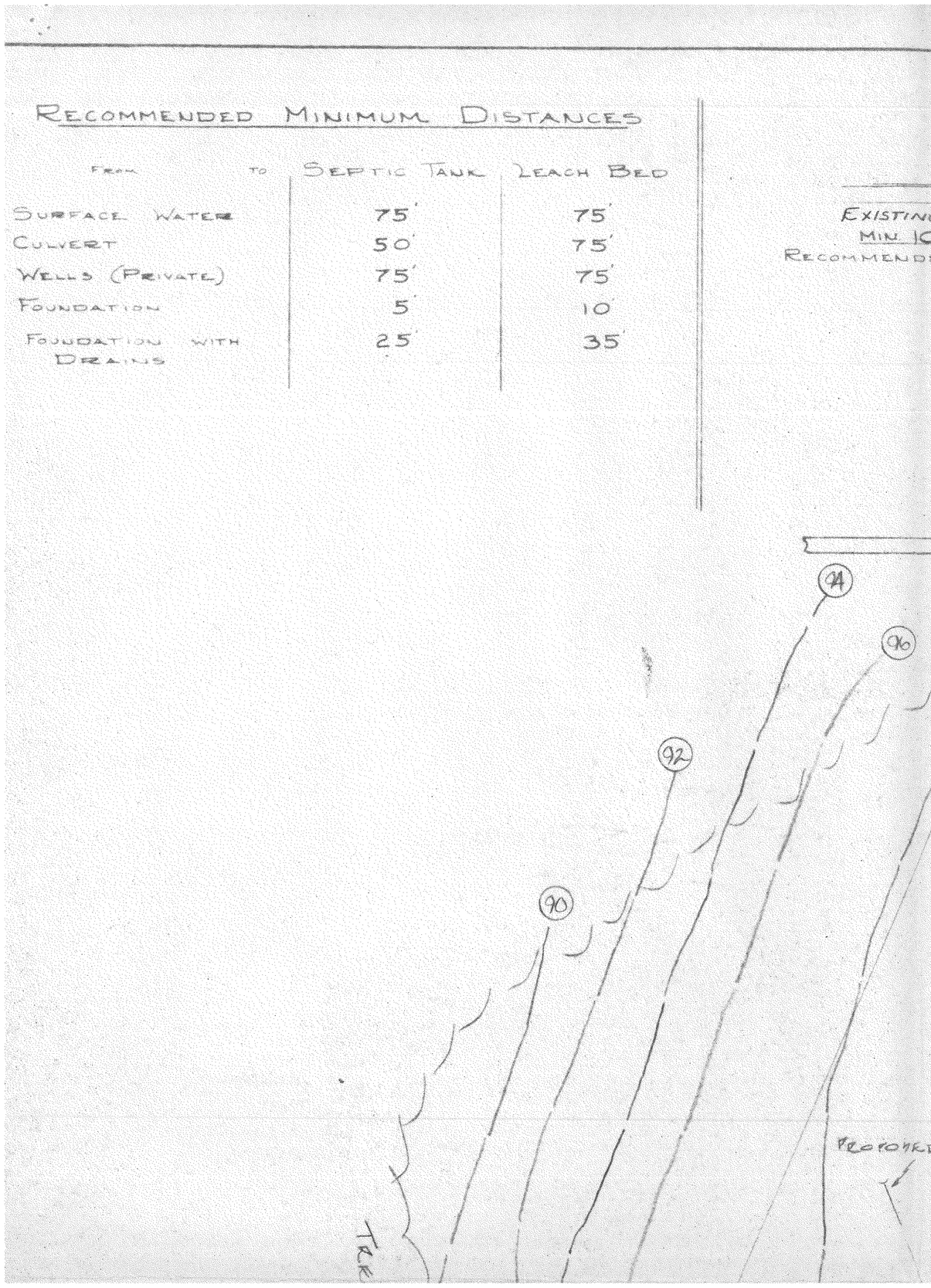
TEST PIT #1 ◑ 9/15/78



Recommended Minimum Distances

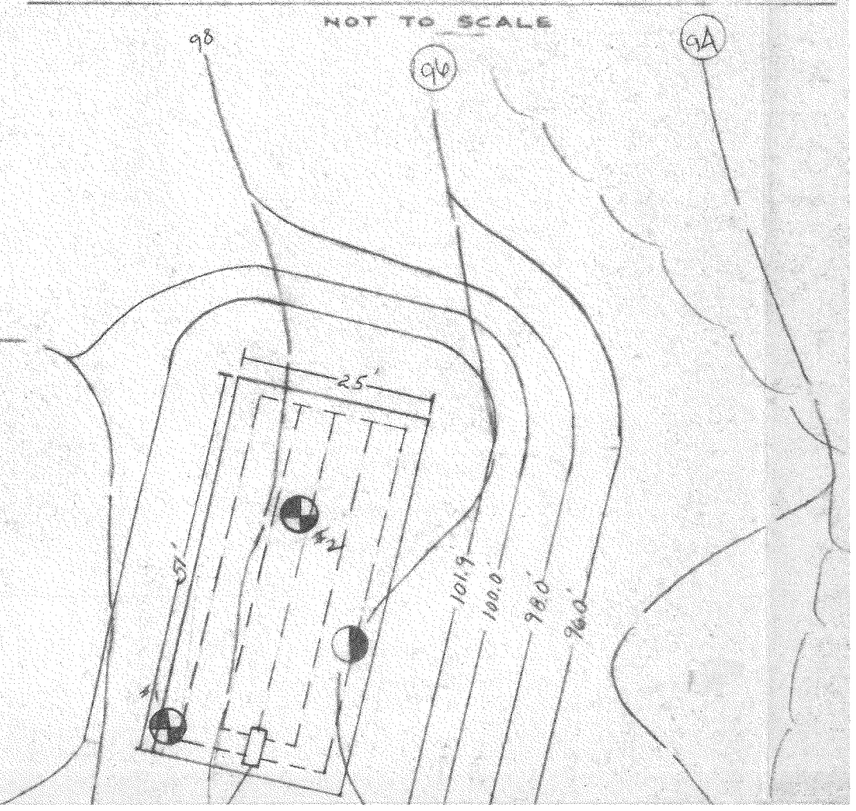
From	To	Septic Tank	Leach Bed
Surface Water		75'	75'
Culvert		50'	75'
Wells (Private)		75'	75'
Foundation		5'	10'
Foundation with Drains		25'	35'





Cross Section of Disposal System

Not to Scale



Map by NH GRANIT

Legend

- Parcels - polygons

Map Scale

1: 5,415

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Map Generated: 4/21/2016

Notes

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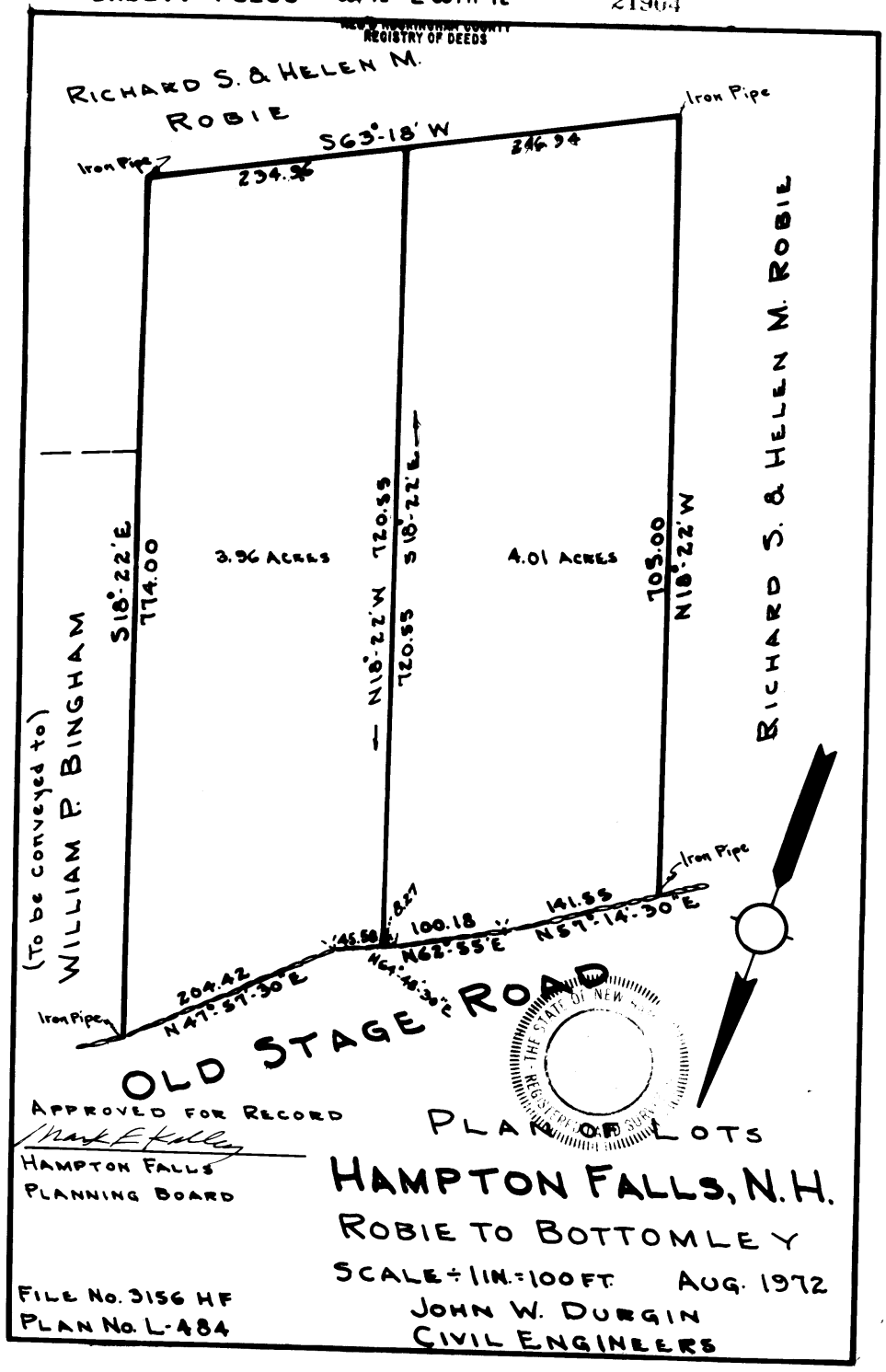
BK2177 PG166 Oct 12 2 08 PM '72 21964

REGISTRY OF DEEDS



APPROVED FOR RECORD
Mark E. Kelley
HAMPTON FALLS
PLANNING BOARD

PLAN OF LOTS
HAMPTON FALLS, N.H.
ROBIE TO BOTTOMLEY
SCALE: 1 IN. = 100 FT. AUG. 1972
JOHN W. DURGIN
CIVIL ENGINEERS

FILE No. 3156 HF
PLAN No. L-484

Printed from Internet for on 3/8/2016

2000 JUN -5 AM 10: 58 029209

APPROVED HAMPTON FALLS, NEW HAMPSHIRE PLANNING BOARD

Ralph E. Foster
Vice Chair

DATE: June 01 2000

"I CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY, COMPLETED WITH A THEODOLITE AND ELECTRONIC DISTANCE METER, THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION. THE ACCURACY OF THE CLOSED TRAVERSE EXCEEDS THE PRECISION OF 1:15,000.

DOUGLAS S. WOLLMAR, LLS DATE: 5/9/2000

STATE OF NEW HAMPSHIRE No. 6592 DOUGLAS S. WOLLMAR LAND SURVEYOR

BOUNDARY SURVEY BY JAMES M. LONG No. 16

BOUNDARY SURVEY BY JAMES M. LONG No. 007 SOUTHEASTERN WETLAND ASSOCIATES

MAGNETIC PLAN REF. 1

PAVEMENT WIDTH 20'±

VARIABLE WIDTH R.O.W.

LOT # 6
87,476 sq.ft.
2.01 acres
TAX MAP 5
LOT 51-1A

LOT # 7
651,210 sq.ft.
14.95 acres
TAX MAP 5
LOT 51-2A

LOT# 8
618,966 sq.ft.
14.21 acres
TAX MAP 5
LOT 51-3A

LOT #4
232,067 sq.ft.
5.33 acres
TAX MAP 5
LOT #4 LOT 51-7A

LOT #3
309,026 sq.ft.
7.09 acres
TAX MAP 5
LOT 51-6A

LOT #5
88,252 sq.ft.
2.03 acres
TAX MAP 5
LOT 51-8A

LOT #2
135,037 sq.ft.±
3.10 acres±
354'± ALONG
TAYLOR RIVER
TAX MAP 5
LOT 51-5A

LOT #1
107,300 sq.ft.±
2.46 acres±
361'± ALONG
TAYLOR RIVER
TAX MAP 5
LOT 51-4A

LOT # 9
448,645 sq.ft.
10.30 acres
TAX MAP 5
LOT 51-9A

EXISTING TAX MAP 5 LOT 51-2

EXISTING TAX MAP 5 LOT 51

EXISTING TAX MAP 5 LOT 51-9

EXISTING HOUSE, POOL & BARNS

WETLANDS DELINEATION BY J. LONG, CWS NHSC SEE SHEET C-1 FOR NOTES & CERTIFICATION.

LOT LINE TO BE ELIMINATED

100' WETLANDS CONSERVATION SETBACK

100' WETLAND CONSERVATION SETBACK

100' WETLAND SETBACK

100' SETBACK

50' SIDE SETBACK

40' EASEMENT FOR EXETER & HAMPTON ELECTRIC CO.

PROPERTY LINE IS THE MEAN WATER LEVEL OF THE TAYLOR RIVER

APPROX. EDGE OF FLOOD HAZARD ZONE A PER FIRM COMMUNITY PANEL NO. 330133 0005 B

715'± ALONG TAYLOR RIVER

MAP 5 LOT 12
JEANNE A. WRIGHT
65 BROWN ROAD
HAMPTON FALLS, NH 03844

MAP 5 LOT 11
CHESTER & ANN RYBINSKI
68 BROWN ROAD
HAMPTON FALLS, NH 03844

MAP 5 LOT 10
JAMES & DENISE GOUGH
66 BROWN ROAD
HAMPTON FALLS, NH 03844

MAP 5 LOT 9
BETH RIORDAN
64 BROWN ROAD
HAMPTON FALLS, NH 03844

MAP 5 LOT 8
STEPHEN MARSTON
55 BROWN ROAD
HAMPTON FALLS, NH 03844

MAP 5 LOT 53
STEPHEN MARSTON
55 BROWN ROAD
HAMPTON FALLS, NH 03844

MAP 5 LOT 52
SHELLEY BROWN PARISH
P.O. BOX 360
HAMPTON FALLS, NH 03844
BK 3011 PG 1321

MAP 5 LOT 51-1
APPLECREST FARMS, INC.
133 EXETER RD
HAMPTON FALLS, NH 03844
BK 2243 PG. 1189

MAP 5 LOT 51-6
ELLIOTT R. BERKOWITZ
P.O. BOX 600
HAMPTON FALLS, NH 03844
BK 3118 PG 1707

MAP 5 LOT 51-7
STEPHEN C.J. VOLPORE
29 OLD STAGE ROAD
HAMPTON FALLS, NH 03844
BK 3084 PG 26

MAP 5 LOT 51-10
STEPHEN C.J. VOLPORE
29 OLD STAGE ROAD
HAMPTON FALLS, NH 03844
BK 2664 PG 28

MAP 5 LOT 51-5
TIMOTHY J. & ANNE MARIE SAMWAY
33 OLD STAGE ROAD
HAMPTON FALLS, NH 03844
BK 2707 PG 296

MAP 5 LOT 21
THOMAS F. McGRATH III
18 OLD STAGE ROAD
HAMPTON FALLS, NH 03844

MAP 5 LOT 30-1
LARRY M. SMITH REVOCABLE TRUST
20 OLD STAGE ROAD
HAMPTON FALLS, NH 03844

MAP 5 LOT 42-1
LARRY M. SMITH REVOCABLE TRUST
20 OLD STAGE ROAD
HAMPTON FALLS, NH 03844
BK 2290 PG 1230

MAP 5 LOT 43-2
DENNIS H. GARDA
34 OLD STAGE ROAD
HAMPTON FALLS, NH 03844

MAP 5 LOT 48
MARK A. & MICHELLE THOMPSON
2 TOPPAN LANE
HAMPTON FALLS, NH 03844

MAP 137 LOT 2A (HAMPTON, NH)
GEARY A. & GWENDOLYN HURD REVOCABLE TRUST
3 OLD STAGE ROAD
HAMPTON, NH 03842

BROWN ROAD (SCENIC ROAD)

TOWLE FARM RD. (SCENIC ROAD)

OLD STAGE ROAD

BATCHELDER LANE (PROPOSED PUBLIC R.O.W.)

VARIABLE WIDTH R.O.W.

50' R.O.W.

SITE

NOTES:

1. THE INTENT OF THIS PLAN IS TO CONSOLIDATE THREE EXISTING PARCELS OF RECORD AND RE SUBDIVIDE INTO AN 9 LOT RESIDENTIAL SUBDIVISION IN THE AGRICULTURAL/RESIDENTIAL ZONE (A DISTRICT) WITH ON SITE SEPTIC SYSTEMS AND WATER WELLS. TOTAL PARCEL AREA =63.62 ACRES.
2. GRANITE BOUNDS TO BE SET AT ALL RIGHT OF WAY POINTS OF CURVATURE, TANGENCY AND LOT CORNERS. IRON PINS TO BE SET AT ALL OTHER PROPERTY LINE CORNERS AND ANGLE POINTS.
3. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING REQUIRED UNDER THESE REGULATIONS.
4. PARCEL IS WITHIN 100 YR FLOOD HAZARD ZONE C AND PARTIALLY WITHIN ZONE A AS SHOWN ON THE FIRM MAP #330133 0005 B. SEE PLANS FOR LOCATION OF ZONE A. NOTE: ADJACENT TO TAYLOR RIVER.
5. STREET NUMBERS FOR NEW HOMES SHALL BE ASSIGNED BY THE APPROPRIATE OFFICAL OF THE TOWN OF HAMPTON FALLS.
6. NO STRUCTURE OF ANY KIND EXCEPT UNDERGROUND UTILITIES AND DRAINAGE ARE TO BE PLACED IN THE FIFTY FOOT RIGHT -OF-WAY OF EACH ROAD AND THE NEW ROADWAY. NO OCCUPANCY PERMITS SHALL ISSUED UNTIL SUCH TIME.

NHDES SUBDIVISION APPROVAL # SA2000001932
NHDES WETLAND PERMIT# 1999-02131
NHDES SITE SPECIFIC PERMIT#

PLAN REFERENCES:

1. SEE SHEET A2, TO BE RECORDED SIMULTANEOUS. EASEMENT PLAN

OWNERS OF RECORD

MAP 5 LOT 51
DAVID W. WRIGHT AND
JEANNE A. WRIGHT
BROWN ROAD
HAMPTON FALLS, NH 03844
868,296 SQ. FT. (19.93 ACRES)
BK. 2272 PG. 77

MAP 5 LOT 51-2
JEANNE A. WRIGHT
BROWN ROAD
HAMPTON FALLS, NH 03844
1,535,559 SQ. FT.± (35.25 ACRES±)
BK. 2107 PG. 78

MAP 5 LOT 51-9
DAVID W. WRIGHT AND
JEANNE A. WRIGHT
BROWN ROAD
HAMPTON FALLS, NH 03844
367,463 SQ. FT.± (8.44 ACRES±)
BK. 2004 PG. 13

DEVELOPER

GREEN & COMPANY BUILDING AND DEVELOPMENT CORP.
11 LAFAYETTE ROAD
NORTH HAMPTON, NH 03862

TOTAL PARCEL AREA
2,771,318 SQ. FT.±
63.62 ACRES±

LEGEND

- PROPERTY LINE TO BE ABANDONED
- WETLAND BOUNDARY
- PROPERTY LINES
- BUILDING SETBACK LINES
- STONEWALL
- GRANITE BOUND TO BE SET
- I.R. – 5/8" REBAR W/CAP TO BE SET
- NHHB FOUND
- GRANITE BOUND FOUND
- DRILL HOLE FOUND
- IRON PIPE FOUND
- CWS CERTIFIED WETLAND SCIENTIST
- NHSC N.H. SOIL CONSULTANTS, INC.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

Sheet 1 of 2
D-28101

ZONING DISTRICT (A DISTRICT) – AGRICULTURAL/RESIDENTIAL

LOT DIMENSIONS REQUIRED:
LOT AREA (MIN)= 87,120 SQ. FT.
LOT FRONTAGE (MIN)= 250 FT.
BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30% <3 AC.
MAX. LOT COVERAGE: 25% 3-4 AC.
MINIMUM SETBACKS:
ALL LOT LINES (MIN)= 50'
WETLANDS (MIN.)= 100'

NO.	DATE	REVISION	
6	2/3/00	REVISED PROPOSED ENTRANCE R.O.W.	SRF
5	1/18/00	REVISED PER REVIEW	SRF
4	1/14/00	GENERAL REVISIONS	SRF
3	12/21/99	REVISED PER REVIEW	SRF
2	11/17/99	REVISED LOTLINE	SRF
1	10/8/99	GENERAL REVISIONS	SRF
7	3/2/00	GENERAL REVISIONS	SRF

DESIGNED	CHECKED	APPROVED	DRAWN
KAB	JSR	RBJ	

OLD STAGE ROAD
HAMPTON FALLS, NH

CONSOLIDATION AND SUBDIVISION PLAN

FOR: GREEN & COMPANY BUILDING AND DEVELOPMENT CORP.

JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
STRATHAM, N.H. 03885
PHONE 772-4746 FAX 772-0227

DRAWING NO. A1

SCALE :	DATE :	FILE : #98113	REV.	SHEET NO.
1"=100'	8/9/99	C:\..\98113A-C.DWG	6	1 OF 14

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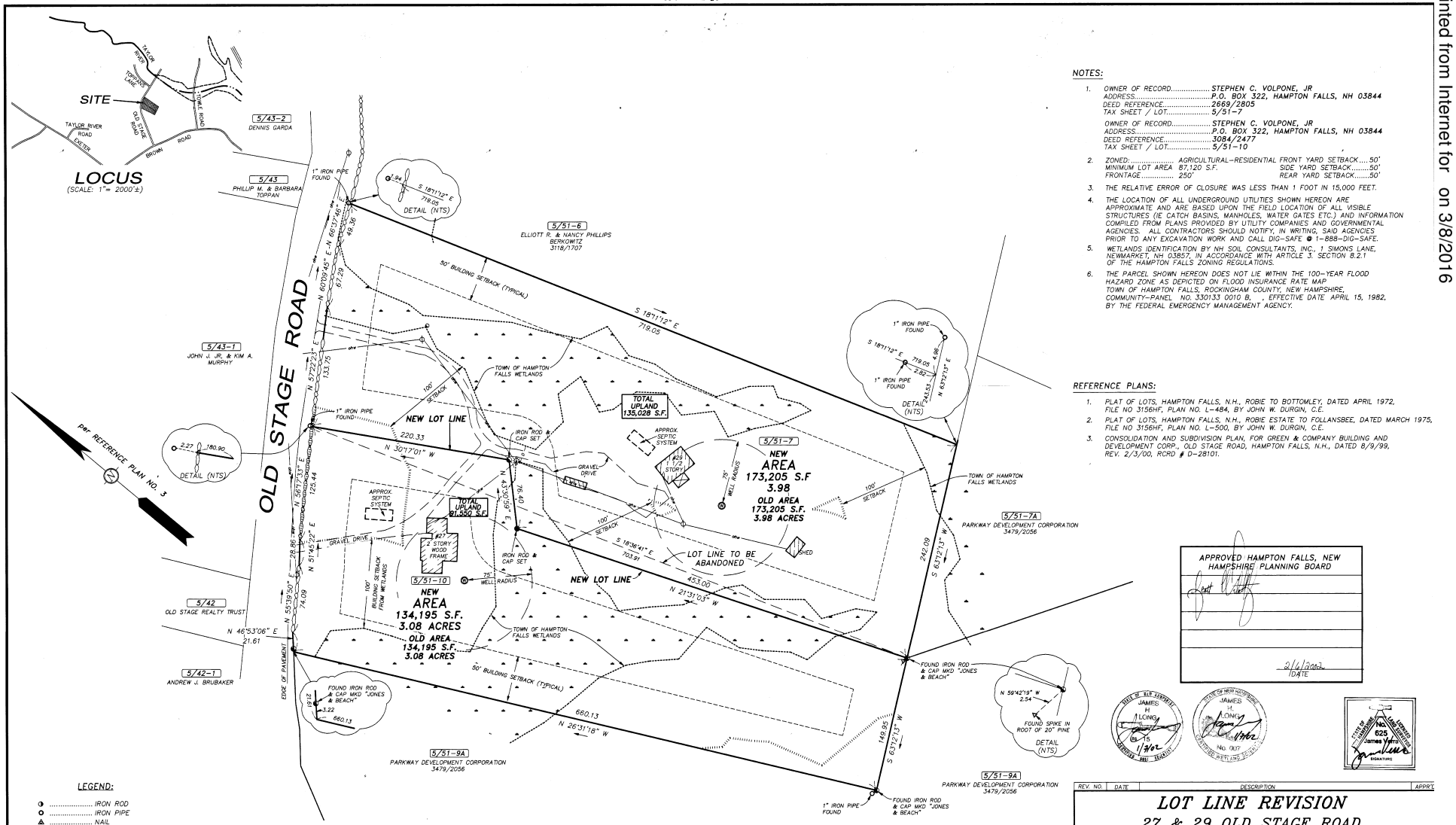

NOTES:

1. OWNER OF RECORD..... STEPHEN C. VOLPONE, JR
   ADDRESS..... P.O. BOX 322, HAMPTON FALLS, NH 03844
   DEED REFERENCE..... 2669/2805
   TAX SHEET / LOT..... 5/51-7
   OWNER OF RECORD..... STEPHEN C. VOLPONE, JR
   ADDRESS..... P.O. BOX 322, HAMPTON FALLS, NH 03844
   DEED REFERENCE..... 3084/2477
   TAX SHEET / LOT..... 5/51-10
2. ZONED:..... AGRICULTURAL-RESIDENTIAL FRONT YARD SETBACK.... 50'
   MINIMUM LOT AREA 87,120 S.F. SIDE YARD SETBACK..... 50'
   FRONTAGE..... 250' REAR YARD SETBACK..... 50'
3. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
5. WETLANDS IDENTIFICATION BY NH SOIL CONSULTANTS, INC., 1 SIMONS LANE, NEWMARKET, NH 03857, IN ACCORDANCE WITH ARTICLE 3, SECTION 8.2.1 OF THE HAMPTON FALLS ZONING REGULATIONS.
6. THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOOD HAZARD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP TOWN OF HAMPTON FALLS, ROCKINGHAM COUNTY, NEW HAMPSHIRE, COMMUNITY-PANEL NO. 330133 0010 B, , EFFECTIVE DATE APRIL 15, 1982, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REFERENCE PLANS:

1. PLAT OF LOTS, HAMPTON FALLS, N.H., ROBIE TO BOTTOMLEY, DATED APRIL 1972, FILE NO 3156HF, PLAN NO. L-484, BY JOHN W. DURGIN, C.E.
2. PLAT OF LOTS, HAMPTON FALLS, N.H., ROBIE ESTATE TO FOLLANSBEE, DATED MARCH 1975, FILE NO 3156HF, PLAN NO. L-500, BY JOHN W. DURGIN, C.E.
3. CONSOLIDATION AND SUBDIVISION PLAN, FOR GREEN & COMPANY BUILDING AND DEVELOPMENT CORP., OLD STAGE ROAD, HAMPTON FALLS, N.H., DATED 8/9/99, REV. 2/3/00, RCRD # D-28101.

APPROVED HAMPTON FALLS, NEW HAMPSHIRE PLANNING BOARD

2/6/2002
DATE

LEGEND:

- IRON ROD
- IRON PIPE
- NAIL
- STONE WALL
- UTILITY POLE
- LIGHT POLE
- UTILITY POLE W/TRANSFORMER
- GUY
- ohw — OVERHEAD WIRES
- RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
- W DOMESTIC WELL
- 100' SETBACK FROM WETLANDS

50 0 50 100 150 200 FEET
10 0 10 20 30 40 50 METERS

D-29613

REV. NO.	DATE	DESCRIPTION	APPR'D

LOT LINE REVISION
27 & 29 OLD STAGE ROAD
HAMPTON FALLS, NEW HAMPSHIRE
for
STEPHEN C. VOLPONE, JR

JAMES VERRA and ASSOCIATES, INC.
445 U.S. ROUTE 1 BY-PASS
SUITE # 2
PORTSMOUTH, N.H. 03801
(603)436-3557

DATE:	12-18-01
JOB NO:	21458
SCALE:	1" = 50'
DWG NAME:	21458
PLAN NO:	21458
SHEET:	1 OF 1

JV PROJECT MGR — HRM DRAWN BY

COPYRIGHT ©2001 by JAMES VERRA and ASSOCIATES, INC.

STATE OF NEW HAMPSHIRE JAMES H LONG 15 11/7/02 LICENSED WETLANDS SCIENTIST

STATE OF NEW HAMPSHIRE JAMES H LONG 1962 NO. OUT WETLANDS SCIENTIST

STATE OF NEW HAMPSHIRE No. 625 James Verra SIGNATURE LICENSED LAND SURVEYOR

C:\VP\21458\21458.DWG Fri Jan 04 16:09:38 2002

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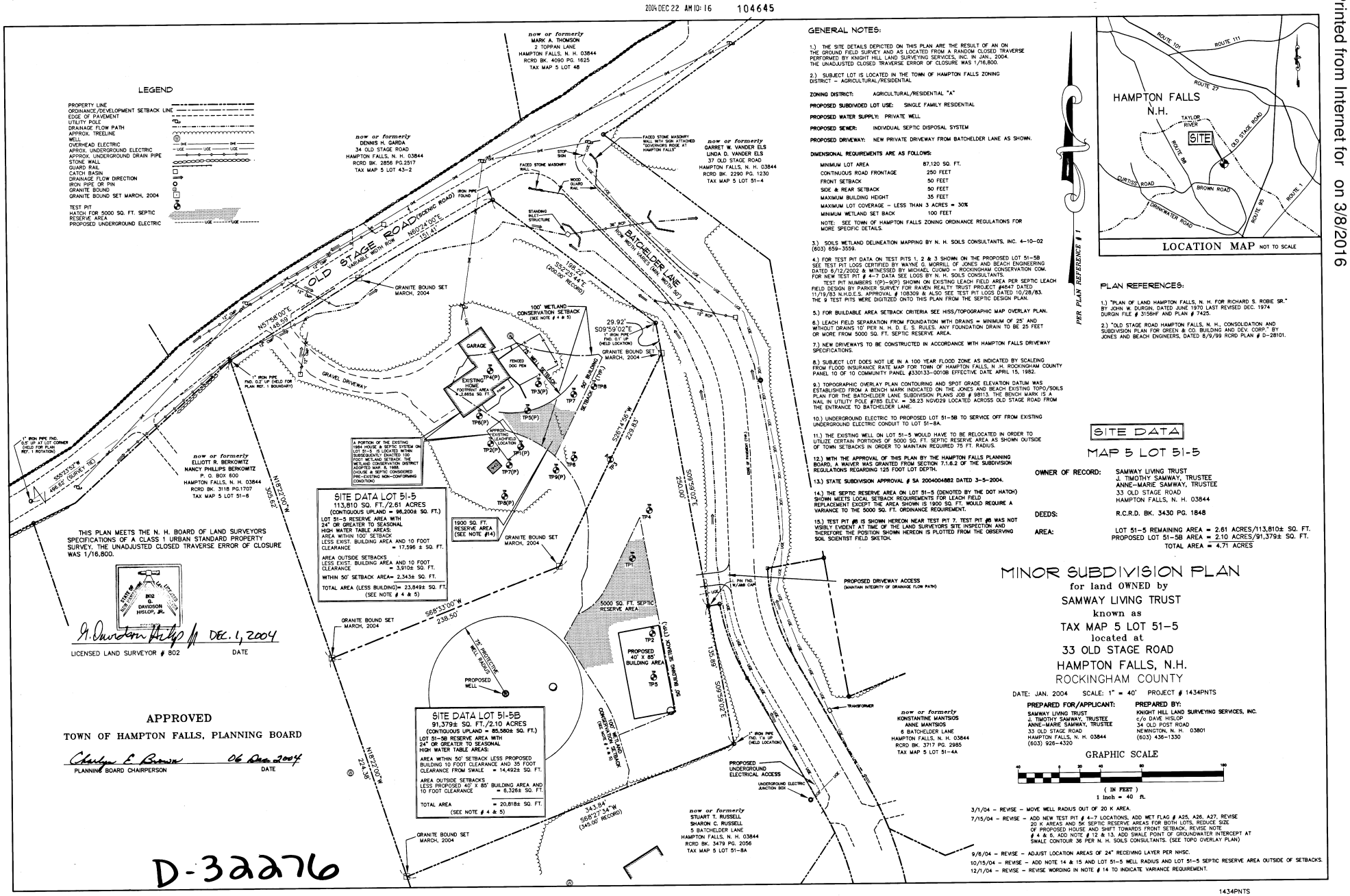

LEGEND
PROPERTY LINE
ORDINANCE/DEVELOPMENT SETBACK LINE
EDGE OF PAVEMENT
UTILITY POLE
DRAINAGE FLOW PATH
APPROX. TREELINE
WELL
OVERHEAD ELECTRIC
APPROX. UNDERGROUND ELECTRIC
APPROX. UNDERGROUND DRAIN PIPE
STONE WALL
GUARD RAIL
CATCH BASIN
DRAINAGE FLOW DIRECTION
IRON PIPE OR PIN
GRANITE BOUND
GRANITE BOUND SET MARCH, 2004
TEST PIT
HATCH FOR 5000 SQ. FT. SEPTIC RESERVE AREA
PROPOSED UNDERGROUND ELECTRIC
now or formerly
MARK A. THOMSON
2 TOPPAN LANE
HAMPTON FALLS, N. H. 03844
RCRD BK. 4090 PG. 1625
TAX MAP 5 LOT 48
now or formerly
DENNIS H. GARDA
34 OLD STAGE ROAD
HAMPTON FALLS, N. H. 03844
RCRD BK. 2856 PG.2517
TAX MAP 5 LOT 43-2
now or formerly
GARRET W. VANDER ELS
LINDA D. VANDER ELS
37 OLD STAGE ROAD
HAMPTON FALLS, N. H. 03844
RCRD BK. 2290 PG. 1230
TAX MAP 5 LOT 51-4
OLD STAGE ROAD (SCENIC ROAD)
VARIABLE WIDTH ROW
BATCHELDER LANE
50' ROW WIDTH VARIES (MIN. WIDTH 50')
N60°24'00"E 151.41'
N57°58'00"E 1,145.50'
S32°51'44"E (200.00' RECORD)
198.22'
S09°59'02"E 29.92'
GRANITE BOUND SET MARCH, 2004
100' WETLAND CONSERVATION SETBACK (SEE NOTE # 4 & 5)
GARAGE
EXISTING HOME 1,900 PRESENT AREA ± 2,865± SQ. FT.
FENCED DOG PEN
WELL SETBACK
35' BUILDING SETBACK (TYP.)
GRAVEL DRIVEWAY
TP1(P)
TP2(P)
TP3(P)
TP4(P)
TP5(P)
TP6(P)
TP7(P)
TP8(P)
TP9(P)
TP1
TP2
TP3
TP4
TP5
TP6
TP7
TP8
APPROX. EXISTING LEACH FIELD LOCATION
SEPTIC TANK
1" IRON PIPE FND. 0.2' UP (HELD FOR PLAN REF. 1 BOUNDARY)
1" IRON PIPE FND. 0.5' UP AT LOT CORNER (HELD FOR PLAN REF. 1 ROTATION)
S55°23'50"W 498.69' (SURVEY TIE)
N18°22'00"W 305.62'
A PORTION OF THE EXISTING 1984 HOUSE & SEPTIC SYSTEM ON LOT 51-5 IS LOCATED WITHIN SUBSEQUENTLY ENACTED 100 FOOT WETLAND SETBACK. THE WETLAND CONSERVATION DISTRICT ADOPTED MAY 8, 1988. (HOUSE & SEPTIC CONSIDERED PRE-EXISTING NON-CONFORMING CONDITION)
now or formerly
ELLIOTT R. BERKOWITZ
NANCY PHILLIPS BERKOWITZ
P. O. BOX 800
HAMPTON FALLS, N. H. 03844
RCRD BK. 3118 PG.1707
TAX MAP 5 LOT 51-6
SITE DATA LOT 51-5
113,810 SQ. FT./2.61 ACRES
(CONTIGUOUS UPLAND = 98,200± SQ. FT.)
LOT 51-5 RESERVE AREA WITH 24' OR GREATER TO SEASONAL HIGH WATER TABLE AREAS:
AREA WITHIN 100' SETBACK LESS EXIST. BUILDING AREA AND 10 FOOT CLEARANCE = 17,596 ± SQ. FT.
AREA OUTSIDE SETBACKS LESS EXIST. BUILDING AREA AND 10 FOOT CLEARANCE = 3,910± SQ. FT.
WITHIN 50' SETBACK AREA= 2,343± SQ. FT.
TOTAL AREA (LESS BUILDING)= 23,849± SQ. FT.
(SEE NOTE # 4 & 5)
1900 SQ. FT. RESERVE AREA (SEE NOTE #14)
GRANITE BOUND SET MARCH, 2004
S26°14'56"W 209.83'
S09°59'02"E 225.00'
5000 SQ. FT. SEPTIC RESERVE AREA
PROPOSED 40' X 85' BUILDING AREA
(±40') SETBACK TO BUILDING (50')
S09°59'02"E 135.89'
PROPOSED DRIVEWAY ACCESS (MAINTAIN INTEGRITY OF DRAINAGE FLOW PATH)
J. PIN FND. W/MBB CAP
TRANSFORMER
S66°33'00"W 238.50'
GRANITE BOUND SET MARCH, 2004
75' PROTECTIVE WELL RADIUS
PROPOSED WELL
SITE DATA LOT 51-5B
91,379± SQ. FT./2.10 ACRES
(CONTIGUOUS UPLAND = 85,580± SQ. FT.)
LOT 51-5B RESERVE AREA WITH 24" OR GREATER TO SEASONAL HIGH WATER TABLE AREAS:
AREA WITHIN 50' SETBACK LESS PROPOSED BUILDING 10 FOOT CLEARANCE AND 35 FOOT CLEARANCE FROM SWALE = 14,492± SQ. FT.
AREA OUTSIDE SETBACKS LESS PROPOSED 40' X 85' BUILDING AREA AND 10 FOOT CLEARANCE = 6,326± SQ. FT.
TOTAL AREA = 20,818± SQ. FT.
(SEE NOTE # 4 & 5)
100' WETLAND CONSERVATION SETBACK (SEE NOTE # 4 & 5)
N18°22'00"W 224.96'
S68°27'54"W (345.00' RECORD) 343.84'
GRANITE BOUND SET MARCH, 2004
1" IRON PIPE FND. 1'± UP (HELD LOCATION)
PROPOSED UNDERGROUND ELECTRICAL ACCESS
UNDERGROUND ELECTRIC JUNCTION BOX
now or formerly
KONSTANTINE MANTSIOS
ANNE MANTSIOS
6 BATCHELDER LANE
HAMPTON FALLS, N. H. 03844
RCRD BK. 3717 PG. 2985
TAX MAP 5 LOT 51-4A
now or formerly
STUART T. RUSSELL
SHARON C. RUSSELL
5 BATCHELDER LANE
HAMPTON FALLS, N. H. 03844
RCRD BK. 3479 PG. 2056
TAX MAP 5 LOT 51-8A
STONE WALL
FACED STONE MASONRY WALL WITH SIGN ATTACHED "GOVERNORS RIDE AT HAMPTON FALLS"
FACED STONE MASONRY WALL
WOOD GUARD RAIL
STANDING BILLET STRUCTURE
STOP SIGN
IRON PIPE FOUND
12' ROW
15' ROW
GENERAL NOTES:
1.) THE SITE DETAILS DEPICTED ON THIS PLAN ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY AND AS LOCATED FROM A RANDOM CLOSED TRAVERSE PERFORMED BY KNIGHT HILL LAND SURVEYING SERVICES, INC. IN JAN., 2004. THE UNADJUSTED CLOSED TRAVERSE ERROR OF CLOSURE WAS 1/16,800.
2.) SUBJECT LOT IS LOCATED IN THE TOWN OF HAMPTON FALLS ZONING DISTRICT - AGRICULTURAL/RESIDENTIAL
ZONING DISTRICT: AGRICULTURAL/RESIDENTIAL "A"
PROPOSED SUBDIVIDED LOT USE: SINGLE FAMILY RESIDENTIAL
PROPOSED WATER SUPPLY: PRIVATE WELL
PROPOSED SEWER: INDIVIDUAL SEPTIC DISPOSAL SYSTEM
PROPOSED DRIVEWAY: NEW PRIVATE DRIVEWAY FROM BATCHELDER LANE AS SHOWN.
DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT AREA 87,120 SQ. FT.
CONTINUOUS ROAD FRONTAGE 250 FEET
FRONT SETBACK 50 FEET
SIDE & REAR SETBACK 50 FEET
MAXIMUM BUILDING HEIGHT 35 FEET
MAXIMUM LOT COVERAGE - LESS THAN 3 ACRES = 30%
MINIMUM WETLAND SET BACK 100 FEET
NOTE: SEE TOWN OF HAMPTON FALLS ZONING ORDINANCE REGULATIONS FOR MORE SPECIFIC DETAILS.
3.) SOILS WETLAND DELINEATION MAPPING BY N. H. SOILS CONSULTANTS, INC. 4-10-02 (603) 659-3559.
4.) FOR TEST PIT DATA ON TEST PITS 1, 2 & 3 SHOWN ON THE PROPOSED LOT 51-5B SEE TEST PIT LOGS CERTIFIED BY WAYNE G. MORRILL OF JONES AND BEACH ENGINEERING DATED 5/12/2002 & WITNESSED BY MICHAEL CUOMO - ROCKINGHAM CONSERVATION COM. FOR NEW TEST PIT # 4-7 DATA SEE LOGS BY N. H. SOILS CONSULTANTS.
TEST PIT NUMBERS 1(P)-9(P) SHOWN ON EXISTING LEACH FIELD AREA PER SEPTIC LEACH FIELD DESIGN BY PARKER SURVEY FOR RAVEN REALTY TRUST PROJECT #4647 DATED 11/19/83 N.H.D.E.S. APPROVAL # 108309 & ALSO SEE TEST PIT LOGS DATED 10/28/83. THE 9 TEST PITS WERE DIGITIZED ONTO THIS PLAN FROM THE SEPTIC DESIGN PLAN.
5.) FOR BUILDABLE AREA SETBACK CRITERIA SEE HISS/TOPOGRAPHIC MAP OVERLAY PLAN.
6.) LEACH FIELD SEPARATION FROM FOUNDATION WITH DRAINS = MINIMUM OF 25' AND WITHOUT DRAINS 10' PER N. H. D. E. S. RULES. ANY FOUNDATION DRAIN TO BE 25 FEET OR MORE FROM 5000 SQ. FT. SEPTIC RESERVE AREA.
7.) NEW DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH HAMPTON FALLS DRIVEWAY SPECIFICATIONS.
8.) SUBJECT LOT DOES NOT LIE IN A 100 YEAR FLOOD ZONE AS INDICATED BY SCALEING FROM FLOOD INSURANCE RATE MAP FOR TOWN OF HAMPTON FALLS, N. H. ROCKINGHAM COUNTY PANEL 10 OF 10 COMMUNITY PANEL #330133-0010B EFFECTIVE DATE APRIL 15, 1982.
9.) TOPOGRAPHIC OVERLAY PLAN CONTOURING AND SPOT GRADE ELEVATION DATUM WAS ESTABLISHED FROM A BENCH MARK INDICATED ON THE JONES AND BEACH EXISTING TOPO/SOILS PLAN FOR THE BATCHELDER LANE SUBDIVISION PLANS JOB # 98113. THE BENCH MARK IS A NAIL IN UTILITY POLE #785 ELEV. = 38.23 NGVD29 LOCATED ACROSS OLD STAGE ROAD FROM THE ENTRANCE TO BATCHELDER LANE.
10.) UNDERGROUND ELECTRIC TO PROPOSED LOT 51-5B TO SERVICE OFF FROM EXISTING UNDERGROUND ELECTRIC CONDUIT TO LOT 51-8A.
11.) THE EXISTING WELL ON LOT 51-5 WOULD HAVE TO BE RELOCATED IN ORDER TO UTILIZE CERTAIN PORTIONS OF 5000 SQ. FT. SEPTIC RESERVE AREA AS SHOWN OUTSIDE OF TOWN SETBACKS IN ORDER TO MAINTAIN REQUIRED 75 FT. RADIUS.
12.) WITH THE APPROVAL OF THIS PLAN BY THE HAMPTON FALLS PLANNING BOARD, A WAIVER WAS GRANTED FROM SECTION 7.1.6.2 OF THE SUBDIVISION REGULATIONS REGARDING 125 FOOT LOT DEPTH.
13.) STATE SUBDIVISION APPROVAL # SA 2004004882 DATED 3-5-2004.
14.) THE SEPTIC RESERVE AREA ON LOT 51-5 (DENOTED BY THE DOT HATCH) SHOWN MEETS LOCAL SETBACK REQUIREMENTS FOR LEACH FIELD REPLACEMENT EXCEPT THE AREA SHOWN IS 1900 SQ. FT. WOULD REQUIRE A VARIANCE TO THE 5000 SQ. FT. ORDINANCE REQUIREMENT.
15.) TEST PIT #8 IS SHOWN HEREON NEAR TEST PIT 7. TEST PIT #8 WAS NOT VISIBLY EVIDENT AT TIME OF THE LAND SURVEYORS SITE INSPECTION AND THEREFORE THE POSITION SHOWN HEREON IS PLOTTED FROM THE OBSERVING SOIL SCIENTIST FIELD SKETCH.
PERP. PLAN REFERENCE # 1
ROUTE 101
ROUTE 111
ROUTE 27
HAMPTON FALLS N.H.
TAYLOR RIVER
SITE
OLD STAGE ROAD
ROUTE 88
CURTISS ROAD
BROWN ROAD
DRINKWATER ROAD
ROUTE 95
ROUTE 1
LOCATION MAP NOT TO SCALE
PLAN REFERENCES:
1.) "PLAN OF LAND HAMPTON FALLS, N. H. FOR RICHARD S. ROBIE SR." BY JOHN W. DURGIN, DATED JUNE 1970 LAST REVISED DEC. 1974 DURGIN FILE # 3156HF AND PLAN # 7425.
2.) "OLD STAGE ROAD HAMPTON FALLS, N. H., CONSOLIDATION AND SUBDIVISION PLAN FOR GREEN & CO. BUILDING AND DEV. CORP." BY JONES AND BEACH ENGINEERS, DATED 8/9/99 RCRD PLAN # D-28101.
SITE DATA
MAP 5 LOT 51-5
OWNER OF RECORD: SAMWAY LIVING TRUST
J. TIMOTHY SAMWAY, TRUSTEE
ANNE-MARIE SAMWAY, TRUSTEE
33 OLD STAGE ROAD
HAMPTON FALLS, N. H. 03844
DEEDS: R.C.R.D. BK. 3430 PG. 1848
AREA: LOT 51-5 REMAINING AREA = 2.61 ACRES/113,810± SQ. FT.
PROPOSED LOT 51-5B AREA = 2.10 ACRES/91,379± SQ. FT.
TOTAL AREA = 4.71 ACRES
THIS PLAN MEETS THE N. H. BOARD OF LAND SURVEYORS SPECIFICATIONS OF A CLASS 1 URBAN STANDARD PROPERTY SURVEY. THE UNADJUSTED CLOSED TRAVERSE ERROR OF CLOSURE WAS 1/16,800.
STATE OF NEW HAMPSHIRE 802 JOHN D. DAVIDSON HISLOP, JR. LAND SURVEYOR
DEC. 1, 2004
LICENSED LAND SURVEYOR # 802 DATE
APPROVED
TOWN OF HAMPTON FALLS, PLANNING BOARD
06 Dec 2004
PLANNING BOARD CHAIRPERSON DATE
MINOR SUBDIVISION PLAN
for land OWNED by
SAMWAY LIVING TRUST
known as
TAX MAP 5 LOT 51-5
located at
33 OLD STAGE ROAD
HAMPTON FALLS, N.H.
ROCKINGHAM COUNTY
DATE: JAN. 2004 SCALE: 1" = 40' PROJECT # 1434PNTS
PREPARED FOR/APPLICANT:
SAMWAY LIVING TRUST
J. TIMOTHY SAMWAY, TRUSTEE
ANNE-MARIE SAMWAY, TRUSTEE
33 OLD STAGE ROAD
HAMPTON FALLS, N. H. 03844
(603) 926-4320
PREPARED BY:
KNIGHT HILL LAND SURVEYING SERVICES, INC.
c/o DAVE HISLOP
34 OLD POST ROAD
NEWINGTON, N. H. 03801
(603) 436-1330
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
3/1/04 - REVISE - MOVE WELL RADIUS OUT OF 20 K AREA.
7/15/04 - REVISE - ADD NEW TEST PIT # 4-7 LOCATIONS, ADD WET FLAG # A25, A26, A27, REVISE 20 K AREAS AND 5K SEPTIC RESERVE AREAS FOR BOTH LOTS, REDUCE SIZE OF PROPOSED HOUSE AND SHIFT TOWARDS FRONT SETBACK, REVISE NOTE # 4 & 5, ADD NOTE # 12 & 13, ADD SWALE POINT OF GROUNDWATER INTERCEPT AT SWALE CONTOUR 36 PER N. H. SOILS CONSULTANTS. (SEE TOPO OVERLAY PLAN)
9/8/04 - REVISE - ADJUST LOCATION AREAS OF 24" RECEIVING LAYER PER NHSC.
10/15/04 - REVISE - ADD NOTE 14 & 15 AND LOT 51-5 WELL RADIUS AND LOT 51-5 SEPTIC RESERVE AREA OUTSIDE OF SETBACKS.
12/1/04 - REVISE - REVISE WORDING IN NOTE # 14 TO INDICATE VARIANCE REQUIREMENT.
1434PNTS

D-32276

Todd Santoro

Chuck 3-5

Conditional Use
Special Exception

674:21

- Conditional Use
  - permit

May 2 deadline
May 24 meeting

Paul Fowler
building
adaptdesign

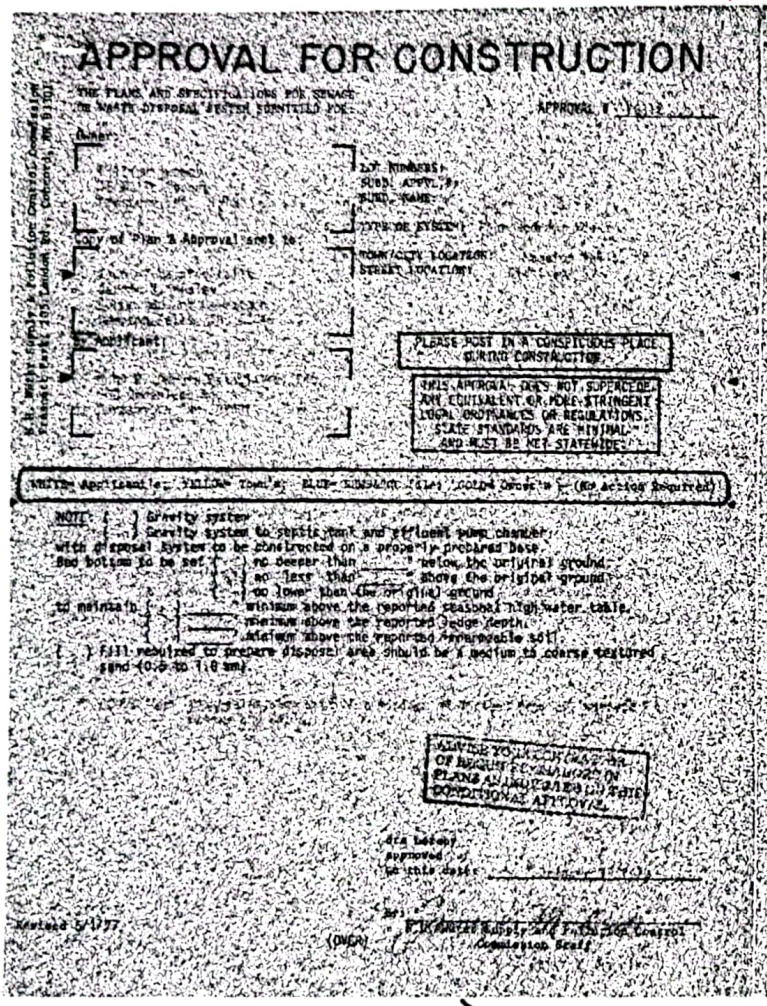
abutters list

Berkowits
3118-1707
Phillips
2714-495
Gurnham
2431-508 1982
Mary Twomey 1
2431-507 1982

Robie 2 separate lots per plan
2177-164 1972

Bottomley
1973 2218-174 LAND
2219 1569 LAND

LAND 1977
2299-1613
William Twomey ← Snarski



APPROVAL FOR CONSTRUCTION

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR: APPROVAL #

Owner:

LOT NUMBER:
SUBD. APPL. BY:
SUBD. NAME:

TYPE OF SYSTEM:

Copy of Plan & Approval sent to:

TOWN/CITY LOCATION:
STREET LOCATION:

By: Applicant

PLEASE POST IN A CONSPICUOUS PLACE DURING CONSTRUCTION.

THIS APPROVAL DOES NOT SUPERCEDE ANY EQUIVALENT OR MORE STRINGENT LOCAL ORDINANCES OR REGULATIONS. STATE STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

White: Applicant's Yellow: Town's Blue: Missouri files Gold: Owner's (No action Required)

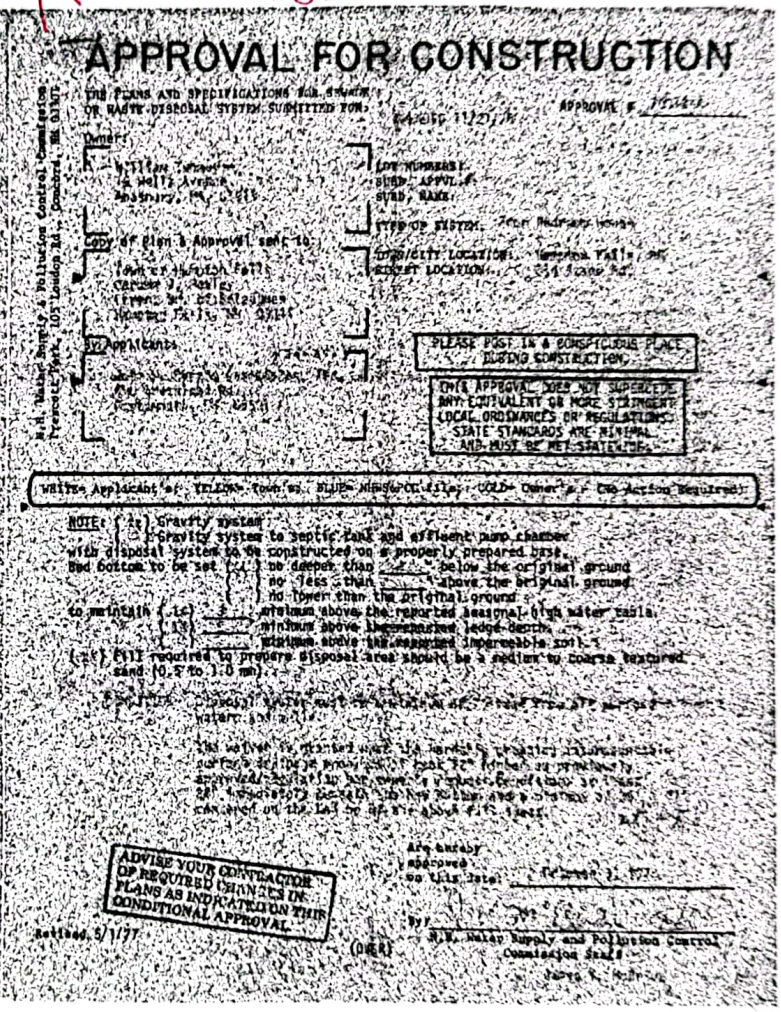
NOTE: ( ) Gravity system
( ) Gravity system to septic tank and effluent pump chamber
with disposal system to be constructed on a properly prepared base.
Bed bottom to be set ( ) no deeper than _____ below the original ground.
( ) no less than _____ above the original ground.
to maintain ( ) no lower than the original ground
( ) minimum above the reported seasonal high water table.
( ) minimum above the reported ledge depth.
( ) minimum above the reported impermeable soil.
( ) Fill required to prepare disposal area should be a medium to coarse textured sand (0.5 to 1.0 mm).

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED ON THIS CONDITIONAL APPROVAL.

Are hereby approved on this date: _____

By _____
N.H. Water Supply and Pollution Control Commission Staff

Revised 5/1/77 (OVER)



APPROVAL FOR CONSTRUCTION

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR: APPROVAL #

Owner:
William Twomey
2 Wells Avenue
Amherst, NH 03031

LOT NUMBER:
SUBD. APPL. BY:
SUBD. NAME:

TYPE OF SYSTEM: New Subdivision

Copy of Plan & Approval sent to:
(Name of Installer)
Carmen J. Bailey
(Name of Engineer)
Hooksett, N.H. 03106

TOWN/CITY LOCATION: Amherst, NH
STREET LOCATION: Old Milford Rd.

By: Applicant

PLEASE POST IN A CONSPICUOUS PLACE DURING CONSTRUCTION.

THIS APPROVAL DOES NOT SUPERCEDE ANY EQUIVALENT OR MORE STRINGENT LOCAL ORDINANCES OR REGULATIONS. STATE STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

White: Applicant's Yellow: Town's Blue: Missouri files Gold: Owner's (No action Required)

NOTE: (x) Gravity system
( ) Gravity system to septic tank and effluent pump chamber
with disposal system to be constructed on a properly prepared base.
Bed bottom to be set ( ) to deeper than _____ below the original ground
( ) no less than _____ above the original ground
( ) no lower than the original ground
to maintain (1c) _____ minimum above the reported seasonal high water table.
(1b) _____ minimum above the reported ledge depth.
(1a) _____ minimum above the reported impermeable soil.
(1e) Fill required to prepare disposal area should be a medium to coarse textured sand (0.5 to 1.0 mm).

Special Water Supply and Pollution Control Commission Conditions:

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES IN PLANS AS INDICATED ON THIS CONDITIONAL APPROVAL.

Are hereby approved on this date: February 21, 1977

By _____
N.H. Water Supply and Pollution Control Commission Staff

Revised 5/1/77 (OVER)

Robie gets 1969 - 499 - 55 AC
IN 1969

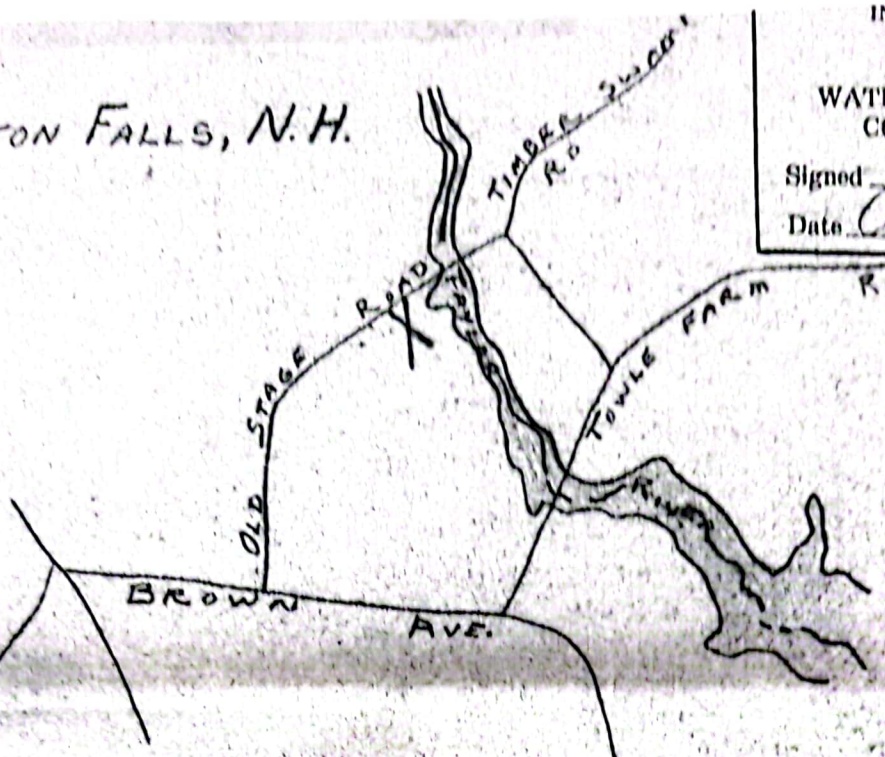
Durgin File
3156 HE
Plan L 484

IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW HAMPSHIRE WATER SUPPLY & POLLUTION CONTROL COMMISSION

Signed James Sleeper

Date 8-9-78

HAMPTON FALLS, N.H.



LOCATION

THE STATE OF NEW HAMPSHIRE
ROBERT O. DURGIN No. 1640
REGISTERED PROFESSIONAL ENGINEER

THE STATE OF NEW HAMPSHIRE
ROBERT O. DURGIN No. 11
REGISTERED LAND SURVEYOR

SKETCH OF LAND SHOWING PROPOSED SEPTIC SYSTEM LAYOUT FOR WILLIAM TWOMEY IN HAMPTON FALLS, N.H.

SCALE: 1 INCH = 20 FEET

RECEIVED AUG 7 1978 WATER SUPPLY & POLLUTION CONTROL COMMISSION

1978

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION

Hampton Falls

7465

Jen

~~936-7730~~

271-2924

Jen Payton

Oct 71 2 parcels
Richard Robie
Sub APP # 2371

Bottomley
Parcels 1 and 2
3/25/74
Sub # 7534

Robie ~~Lots~~ Lots 1-10
8/7/75 REVISION ~~SUBM~~
over #1968
Sub # 9448

6/18/1975 Lot 9 Sub # 9261
Richard Robie

TOWN OF HAMPTON FALLS

TOWN OFFICES, 1 DRINKWATER ROAD 603-926-4618 NEW HAMPSHIRE 03844

May 26, 2016

Channing and Ann Reis
31 Old Stage Road
Hampton Falls, NH 03844

RE: CASE #16-05-01 – Application from Channing and Ann Reis for Final Public Hearing for a Conditional Use Permit for construction of an accessory apartment in an existing garage, on property located at 31 Old Stage Road, Map 5, Lot 51-6.

Dear Mr. & Mrs. Reis:

This letter is to follow up with you and confirm the action taken by the Planning Board at its May 24, 2016 meeting.

MOTION: To approve a Conditional Use Permit for property located at 31 Old Stage Road, Map 5, Lot 51-6, as submitted and proposed, as the project meets all conditions of Article III, Section.7.2.1.1 through 7.2.1.10.
MOTION: S. Hanson
SECOND: L. Brown-Kucharski
UNANIMOUS

Should you have any questions, please call the Planning Board Secretary at 926-4618, extension 2. Meeting minutes are available from the Town Clerk (926-4618, ext. 1) or on the Town website, www.hamptonfalls.org. Thank you.

Sincerely,

Todd Santora (SHA)

Todd Santora, Chairman
Planning Board

cc: Building Inspector
Stockton Services
adaptDESIGN Architects
RCCD